



City of Montgomery

Todd Strange
Mayor

City of Montgomery, Alabama

MONTGOMERY CITY COUNCIL MEMBERS

Charles W. Jinright-President
Tracy Larkin- Pres. Pro Tem
Richard Bollinger

David M. Burkette
William Green
Fred Bell

Arch Lee
Glen O. Pruitt, Jr.
Brantley Lyons



J. Christopher Murphy
Director of Public Safety

IV.C.2.a. Applicant Identification

R04-18-A-006

Montgomery City/County Emergency Management Agency, PO Box 1111 Montgomery, AL 36101

IV.C.2.b. Funding Requested

IV.C.2.b.i. Grant Type

Assessment

IV.C.2.b.ii. Assessment Grant Type

Site-specific

IV.C.2.b.iii. Federal Funds Requested

We are requesting \$200,000, and we do not request or require a waiver for a site-specific proposal.

IV.C.2.b.iv. Contamination

Hazardous Substances

IV.C.2.c. Location

The brownfield we wish to rehabilitate is located in the city of Montgomery, AL, in Montgomery County.

IV.C.2.d. Property Information For Site-specific Proposals

The site is abandoned and has no official address. However, the entrance to the property is located at the intersection of Congressman W L Dickinson Drive and EPA Road, in Montgomery, AL, in the zip code 36109. The GPS coordinates (32.409709, -86.253918) provided by Google Maps are those of the main building (Building A) on the site.



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IV.C.2.e. Contacts

IV.C.2.e.i. Project Director

Director Christina Thornton- Phone: 334-625-4181 - Email: cthorton@montgomeryal.gov

Mailing Address: PO Box 1111, Montgomery, AL 36101

IV.C.2.e.ii. Chief Executive/Highest Ranking Elected Official

Mayor Todd Strange - Phone: (334) 241-2000 - Email: mayor@montgomeryal.gov

Mailing Address: 103 North Perry Street, Montgomery, AL 36104

IV.C.2.f. Population

IV.C.2.f.i. General Population

The population of Montgomery County, Alabama, according to the 2010 census, is 229,363 people.

IV.C.2.f.ii. Population of Target Area

Our government is a municipal government. The area covered by this government is Montgomery County, AL, with a population of 229,363.

IV.C.2.f.iii. Persistent Poverty

Montgomery County, AL does not meet the definition of a jurisdiction in persistent poverty.

IV.C.2.g. Regional Priorities Form/Other Factors Checklist

Attached

IV.C.2.h. Letter from the State or Tribal Environmental Authority

Attached



Emergency Management Agency

Director Christina A. Thornton

911 Communications Parkway ♦ Montgomery, Alabama 36104 ♦ Phone (334) 625-2339 ♦ Fax (334) 241-2622

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: Montgomery City/County Emergency Management Agency

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Assistance to Communities That Have Limited In-House Capacity to Manage Brownfield Projects

Page Number(s): 3

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments. X	7
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation	

LANCE R. LEFLEUR
DIRECTOR



KAY IVEY
GOVERNOR

Alabama Department of Environmental Management
adem.alabama.gov

1400 Coliseum Blvd. 36110-2400 ■ Post Office Box 301463
Montgomery, Alabama 36130-1463
(334) 271-7700 ■ FAX (334) 271-7950

November 2, 2017

Christina Thornton
Montgomery City-County Emergency Management Agency
Post Office Box 1111
Montgomery, Alabama 36101

RE: Brownfields Site-Specific Assessment Grant

Dear Ms. Thornton:

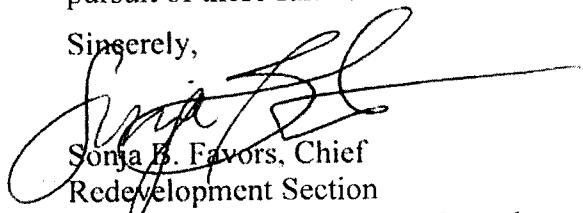
We are pleased to support the Montgomery City-County Emergency Management Agency (MCCEMA) in its pursuit of a Brownfields Site-Specific Assessment Grant from the US Environmental Protection Agency (EPA) for the Montgomery Community.

The City and County of Montgomery, Alabama, is in the middle of an economic revitalization project. The downtown Montgomery area is being rebuilt and renovated, with new businesses and citizens moving in every day. This rapid expansion is proving to be a boon for the local economy; however, this kind of rapid expansion has the potential to strain essential services, including the services of the area's first response teams. The MCCEMA has determined that one of the best options available to insure continued quality in protecting the area communities is to provide a location for training and exercises to be conducted. The MCCEMA has located a brownfield site adjacent to the Gunter Annex of Maxwell Air Force Base that would be ideal for this training, and the MCCEMA wishes to use the potential site specific assessment grant money to determine the level of pollution on site so that there is a realistic idea of how much it would take to restore the site and use it as a training facility.

Therefore, upon request, the Alabama Department of Environmental Management can participate in the various brownfields outreach activities needed to accomplish the MCCEMA's goals as described through the comprehensive plan.

We wish you and the residents of the City and County of Montgomery success in the pursuit of these funds. Please let us know if we can be of further assistance.

Sincerely,

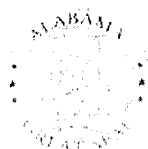


Sonja B. Favors, Chief
Redevelopment Section
Industrial Hazardous Waste Branch
Land Division

SBF/nbf

Birmingham Branch
110 Vulcan Road
Birmingham, AL 35209-4702
(205) 942-6168
(205) 941-1603 (FAX)

Decatur Branch
2715 Sandlin Road, S.W.
Decatur, AL 35603-1333
(256) 353-1713
(256) 340-9359 (FAX)



Mobile Branch
2204 Perimeter Road
Mobile, AL 36615-1131
(251) 450-3400
(251) 479-2593 (FAX)

Mobile-Coastal
3664 Dauphin Street, Suite B
Mobile, AL 36608
(251) 304-1176
(251) 304-1189 (FAX)

Narrative Proposal/Ranking Criteria (Evaluation Criteria) for Assessment Grants

IV.C.3.1. Community Need (45 Total Points)

IV.C.3.1.a Target Area and Brownfields (15 points)

IV.C.3.1.a.i Community and Target Area Descriptions (5 points)

The city of Montgomery, AL is in the middle of attempting to redevelop and recover from the impacts of the great recession. The downtown area is rapidly redeveloping old buildings and bringing businesses to the area. However, this focus on the revitalization of downtown comes at the cost of relatively little progress on redevelopment and recovery of the outskirts of town. Abandoned properties are commonplace throughout Montgomery, but are more common on the outskirts of town.

The specific property we wish to address is in the outskirts of Montgomery, adjacent to Maxwell Air Force Base's Gunter Annex. The brownfield property is within half a mile of some of the housing used by the airmen and officers of the Gunter Annex. Development of this area is rather limited, and involves mainly utilities, state government offices, and local government offices. Due to the condition of the site, there has been little to no interest from private interests in acquiring the property. At this point, we feel that the total lack of private interest in the property means that a public use must be found. However, to safely provide a public use, we must first establish the amount and type of contamination and develop a proper cleanup program.

IV.C.3.1.a.iii. Demographic Information and Indicators of Need (5 points)

	Targeted Area (e.g., Census Tract)	County	Statewide	National
Population	24,430 ¹	229,363 ¹	4,779,736 ¹	316,127,513 ¹
Unemployment	6.6% ³	4.2% ³	4.2% ³	8.3% ¹
Poverty Rate	15.2% ¹	22.6% ¹	18.8% ¹	15.5% ¹
Percent Minority	26.8% ²	60.0% ²	29.7% ²	37.8% ²

Median Household Income	\$50,179 ¹	\$44,369 ¹	\$43,623 ¹	\$53,889 ¹
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¹Data are from the 2011-2015 American Community Survey 5-Year Estimates available on American FactFinder at

https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

²Data are from the 2011-2015 American Community Survey 5-Year Estimates available on American FactFinder at

https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml. Note, the percent minority is derived from the HISPANIC OR LATINO AND RACE population table (i.e., the sum of the Hispanic or Latino (of any race), Black of African American alone, American Indian and Alaska Native alone, Asian alone, Native Hawaiian and Other Pacific Islander alone, some other race alone and two or more races percentages).

³Data are from the Alabama Department of Labor August 2107 Unemployment Data chart retrieved from <http://www2.labor.alabama.gov/LAUS/clfbycnty.aspx>.

IV.C.3.1.a.iii. Description of Brownfields (5 points)

The site we have selected for assessment and redevelopment is an approximately 11.7 acre site adjacent to the Gunter Annex of Maxwell Air Force Base. This abandoned brownfield property is within half a mile of on base housing for local members of the Air Force. The past uses of this site include laboratories for various state agencies, including Alabama's Department of Forensic Sciences, as well as the site of a labor camp for prisoners within the Alabama state correctional system. Given that the site has been abandoned for years, it is likely that the chemicals previously used there have leaked into the soil and possibly the groundwater in the area. This could potentially present a health hazard to people working in the area, and to the residents of the on base housing adjacent to the brownfield property.

This brownfield is located in an area that does not have a significant capacity dedicated to the revitalization of brownfields. By potentially taking one of the more troublesome brownfields off of the hands of the city and redeveloping it, we can allow the city to concentrate on other revitalization issues while restoring a blighted property to a use that will benefit the entire region.

IV.C.3.1.b. Welfare, Environmental, and Public Health Impacts (15 points)

IV.C.3.1.b.i. Welfare Impacts (5 points)

This brownfield site immediately adjacent to the Gunter Annex of Maxwell Air Force Base presents a potential security risk to the base itself. The current state of the brownfield site includes overgrown vegetation and abandoned buildings. This could easily provide cover for someone wishing to gain unauthorized access to the base. The structures on base that are closest to this brownfield are housing for service members and their families.

The site itself is potentially a target for metal thieves as well. The site contains pipes and wires that could be sold for scrap. Once the valuable metals have been stolen from this site, it could be used as a hiding place while stealing scrap metal from nearby locations such as Alabama Power.

IV.C.3.1.b.ii. Cumulative Environmental Issues (5 points)

Potential pollution in the target area could come from the businesses that surround the Gunter Annex of Maxwell Air Force Base. Some of these businesses include a cleaning supply company, two exterminator companies, and various industrial plants. In addition, the main highway on the north side of the base, while not a major interstate highway, is still frequently congested, which can potentially add to air pollution in the target area. In addition, Montgomery is the site of the Capitol City Plume, which is a site of significant groundwater contamination.

According to the City of Montgomery website, the Capitol City Plume is "an area in downtown Montgomery previously designated by regulatory agencies where the groundwater (not a source of drinking water) in a 30 to 50 block area has previously showed the presence of several common urban contaminants. The groundwater in this area is generally 25-55 feet below land surface. Contaminants associated with the site to be further assessed include:

- PCE – perchloroethylene (*dry cleaning solvent or cleaning agent*) and its daughter products
- TCE – trichloroethylene (*degreaser or cleaning agent*)
- DCE -cis-1,2 – dichloroethylene"

IV.C.3.1.b.iii. Cumulative Public Health Impacts (5 points)

According to HealthGrove, Montgomery County, AL has a number of public health issues arising from pollution. We are one of 13 counties in the state with a significant number of children under three showing signs of lead poisoning, 46.7% of our days have an air quality index that is rated less than good, pesticide exposure numbers are high, and we are number 6 in the state with regard to most frequent acute toxic substance releases. These exposures can lead to

mental health issues, cardiovascular problems, difficulty in breathing, including asthma, and other environmental illnesses.

IV.C.3.1.c. Financial Need (15 total points)

IV.C.3.1.c.i. Economic Conditions (5 Points)

The funding of the Montgomery City/County Emergency Management Agency is heavily dependent of grants from federal, state, and local sources. The level of funding we gain through taxation is minimal, and there is little to no interest in the area for raising taxes for any type of service, including that of emergency management. Most of the grants that are awarded to our agency are for very specific uses, and many of these grants have a clause specifically stating that construction activities are forbidden. As a result, EPA brownfields grants may be the only practical source of funding available to us that can actually be used to assess or clean up a site.

IV.C.3.1.c.ii. Economic Effects of Brownfields (10 Points)

According to the working paper titled "Estimating the Impacts of Brownfield Remediation on Housing Property Values", by Kevin Haninger, Lala Ma, and Christopher Timmins, brownfield remediation can lead to an increase in housing prices ranging from 5.1% to 12.8%. This effect, according to a separate study conducted by the Western Reserve Port Authority, can be noticed up to approximately 2 miles (4000 meters) from the brownfield in question. If this is indeed the case, then redevelopment of this brownfield will have a positive economic impact on a significant portion of Montgomery, increasing property values in an area defined by Atlanta Highway on the south, Lower Wetumpka Road on the west, Northern Boulevard on the north, and Eastern Boulevard on the East. This would result in property value increases to a 12.35 square mile section of Montgomery that is mainly populated by single family homes and apartments.

IV.C.3.2. Project Description and Feasibility of Success (55 Total Points)

IV.C.3.2.a Project Description, Redevelopment Strategy, and Timing and Implementation (30 points)

IV.C.3.2.a.i Project Description and Alignment with Revitalization Plans (12 points)

We will be rehabilitating the proposed brownfield to provide a site for live training and exercises for our first responders, disaster preparedness classes for citizens, and a new site for our emergency operations center. These classes will be delivered to any qualified person who is interested in attending and is legally permitted to do so, regardless of race, gender, handicap, area of residence, or any other factor. While our proposed site will not be nearly as large as the National Center for Medical Readiness in Fairborn, OH, its success in rehabilitating a brownfield and turning it into a training and exercise site is something we wish to emulate.

According to the Montgomery Chamber of Economic Development, one of their primary goals is "to champion a broad array of community development issues as they relate to our mission, including governmental affairs, public education and leadership development". The training of first responders clearly aligns with government affairs, our instruction in first aid, CPR/AED, and Community Emergency Response Teams (CERT) would align with public education, and the more advanced classes offered on site will develop leaders who will step up and take charge in the unfortunate event of a disaster.

IV.C.3.2.a.ii Redevelopment Strategy (5 points)

The existing infrastructure of the property consists of fully functional structures which include working electricity, phone, internet, and sewer lines. The existing buildings on the property which are undamaged will be refurbished for use in support of a First Responder Training and Exercise site. There is no need for refurbishment of the basic utility lines but of the outdated walls, insulation, and flooring primarily. The necessary infrastructure needed to operate a First Responder Training and Exercise site is in place and intact, with only a need to meet current HIPAA standards and possibly cosmetic updates.

IV.C.3.2.a.iii Timing and Implementation (13 points)

The site is currently overgrown with grass and weeds that are common to the Montgomery, AL area. The main building on site is in obvious disrepair, but can very likely be rehabilitated into a classroom or office space for our proposed training facility. Other buildings on site range from damaged but possibly reusable to destroyed buildings that must be removed. There is some obvious damage by erosion due to the drainage ditch on the property, but that area will likely be left alone unless safety issues demand that it be addressed. Our initial walkthrough of the buildings show definite signs of chemical use on the property at some point, with equipment like Bunsen burners, laboratory hoods, and individual sinks throughout the buildings. One

building that is likely to be demolished has a warning sign referring to low level radiation. Overall, the property is in definite need of rehabilitation before it can be used for any purpose.

The director of our agency has a key to the gate of the property, and can gain access at any time. As a result, there should be no issue gaining access to the site.

IV.C.3.2.b. Task Descriptions and Budget Table (20 Points)

IV.C.3.2.b.i Task Descriptions (15 points)

The most significant expense expected to be funded through the grant will be that of the Phase II assessment. We anticipate the cost of this assessment to be at least \$100,000, and possibly even up to \$150,000, due to the history of the site and the potential for both hazardous substances and possibly low level radiation cleanup. Any remaining balance will be used in cleanup planning so that we can present a fully formed plan to the community and to any potential organization that may assist in the funding of the cleanup or the project itself. We do not anticipate needing to spend money on a Phase I assessment, as the Alabama Department of Environmental Management has expressed an interest in performing this assessment for us at no cost.

IV.C.3.2.b.ii. Budget Table (5 Points)

Budget Categories	Project Tasks (\$) [programmatic costs only]		
	Phase II Assessment	Cleanup Planning	Total
Contractual	\$150,000	\$50,000	\$200,000
Total	\$150,000	\$50,000	\$200,000

Due to the fact that we at the Montgomery City/County Emergency Management Agency are not qualified environmental engineers, we plan to work through contractors and outside agencies for assessments and planning. Any money not spent on the Phase II assessment will be allotted to cleanup planning. We do not anticipate having to spend money on a Phase I Assessment due to the interest shown by the Alabama Department of Environmental Management in performing a Phase I Assessment without cost to us.

IV.C.3.2.c. Ability to Leverage (5 Points) (Table on next page)

Source	Purpose/Role	Amount (\$)	Status (Secured resource with attached documentation, pending, or potential resource)
Alabama Department of Environmental Management	Provide Phase I and II assessments and technical support/advice as in-kind services.	\$3,000 (approximate value)	Secured resource
Alabama Correctional Industries	Provide the land to be used for the project.	\$65,000	Pending resource

While we are currently forced to list the land from Alabama Correctional Industries as a pending resource, we at the Montgomery City/County Emergency Management Agency are in possession of the keys to the property, and have full rights of access. Our verbal agreement allows us to take possession of the property when we choose to do so.

IV.C.3.3. Community Engagement and Partnerships (35 Total Points)

IV.C.3.3.a. Engaging the Community (15 total points)

IV.C.3.3.a.i. Community Involvement Plan (10 Points)

The primary residential community to be impacted by our proposed project is the service members living in the on base housing of Maxwell Air Force Base - Gunter Annex. We have already gained the support of base command to rehabilitate this site for first responder and community training. Once this site is complete, members of the community will be invited to take classes on site in areas such as CPR/AED certification, first aid, and Community Emergency Response Team (CERT) training.

The remainder of the immediate neighborhood is either governmental, utility, or commercial. We have the support of Alabama Power to rehabilitate this property that is adjacent to the

back end of their property. The Alabama Department of Environmental Management has already expressed interest in our plan have offered assistance..

IV.C.3.3.a.ii. Communicating Progress (5 Points)

Once we are in a position to begin work on the site, we will hold regular meetings with the base command, Alabama Power, and any other interested party to give updates on the construction and rehabilitation of the brownfield property. When public meetings are scheduled, interested citizens can be informed about them through our Twitter, Facebook, and city webpage.

IV.C.3.3.b Partnerships with Government Agencies (9 Points)

IV.C.3.3.b.i. Local/State/Tribal Environmental Authority (5 Points)

While we have not enrolled in the Voluntary Cleanup Program (VCP) as of yet, we are open to the idea of doing so. Whether or not we enroll in the VCP, the Alabama Department of Environmental Management has a program to provide the Phase I assessment and to provide technical assistance in further development of this project, especially in the evaluation and cleanup phases. They have also mentioned that, if funding should permit, they may be willing to either conduct the Phase II assessment or assist in its completion.

IV.C.3.3.b.ii Other Governmental Partnerships (4 Points)

The Alabama Department of Environmental Management has already promised to conduct a Phase I Assessment on our behalf. If the funding can be secured, they have also mentioned an interest in performing our Phase II Assessment.

The Alabama Department of Corrections has the ability to provide us with labor that can be used when it comes time to perform the parts of the cleanup and construction that do not require specialized abilities.

Our local police, fire, and EMS teams are interested in the construction of a training facility, and will help by providing information and feedback regarding what type of training is required and what facilities must be made available for this training.

IV.C.3.3.c. Partnerships with Community Organizations (9 Points)

IV.C.3.3.c.i. Community Organization Description and Role (5 Points)

At this point, we have not conducted significant outreach to community organizations because we want to have definitive progress on the project to show them before we ask for their commitments. Once we are able to show that the project is moving forward, we will begin an outreach project to develop community interest in this project. We intend for the community to be involved in the project, and will be offering services through the training and exercise center to be built on the site. Interested community organizations and individuals will be able to come to us to learn first aid, CPR/AED use, disaster preparedness, and even train to become members of the Montgomery Community Emergency Response Team. When we are ready to involve the community, we will reach out to local organizations, including religious organizations, to spread the word about our proposed training facility. We have historically had a good relationship with many of our community organizations, and we expect interest and participation to be high.

IV.C.3.3.c.ii. Letters of Commitment (4 Points)

We have not reached out to the community in an effort to gain commitments yet. We will begin doing so once we can show definitive progress on our proposed training facility. These efforts will include close work with our local religious communities to spread the word about the services we hope to offer the city through our training facility. We have had good relationships with our local community organizations so far, and anticipate that interest and participation is expected be high when we can show that progress is being made.

IV.C.3.3.d. Partnerships with Workforce Development Programs (2 points)

The main recruitment and employment effort that will be implemented in our project is that of recruiting police, fire, and emergency medical services personnel. Our facility will offer classes in first aid, CPR/AED use, and training for the Community Emergency Response Team. While working with our community through these classes and trainings being offered, we can identify potential local candidates for our police and fire departments and ask them to consider a career in public service. Given the rigorous nature of our local police and fire academies, there is no guarantee that every candidate will be able to graduate and become a police or fire officer, but the opportunity for qualified candidates will exist there.

IV.C.3.4. Project Benefits (25 Total Points)

IV.C.3.4.a. Welfare, Environmental, and Public Health Benefits (13 points)

Once the site is cleaned up, the potential threat to the health of the military families living adjacent to the site will be greatly reduced through the elimination of the possible chemical and low level radiation contamination at the proposed site. Dust from this site that blows into the base housing complex will no longer be contaminated to the level that it may currently be, and there will be significantly less danger of having a chemical leak into the water near the base if the chemicals are removed from the site.

Upon completion of the training center that we wish to build on this site, the community will be better served by first responders who will conduct live training and exercises on this site. In addition, members of the community will be invited to take such classes as first aid, CPR/AED certification, and the training required to become members of the local Community Emergency Response Team (CERT). This training site will also offer first responder training to any organization in the United States that is interested in conducting live training and exercises, which could potentially make this a site of national importance for first responders. All of these potential outcomes can greatly improve the public health of communities that take advantage of the services we plan to offer.

IV.C.3.4.b. Economic and Community Benefits (12 points)

Once the training center is operational, we plan to relocate our Emergency Operations Center to the training site. In addition to this, we plan to hire in adjunct instructors to teach many of the classes to be offered to first responders from throughout the nation.

Part of the envisioned training center includes green space in the northwestern quadrant of the property to allow attendees to relax between classes. This is likely to remain regardless of future plans because this section is in a 100 year floodplain, and so it does not make sense for use to use it as anything other than green space. Depending on the design, this gives us a one to three acre area of green space intact that allows for the attendees to have a space to relax in and prevents us from adding to the cost of flooding damages by having to repair buildings that would have been constructed in this flood zone. Possible green space uses include rain gardens, a park with a walking track, or just leaving it as is.

Utilizing this particular site for the proposed training and exercise center will allow us to avoid having to look for other large lots which may be primarily green space. We are dedicated to getting this training and exercise center started, but would prefer to rehabilitate this brownfield site rather than purchase another 11.7 acres of green space outside of the city and develop it.

The entire space will be dedicated to the use of training first responders and community members in disaster readiness, response, and recovery. This could include a site in which environmental agencies can practice the safe cleanup and disposal of a hazardous material spill. Providing this kind of training protects both the environment and population of any location that may be subject to an accidental or intentional release of hazardous materials.

IV.C.3.5. Programmatic Capability and Past Performance (40 Total Points)

IV.C.3.5.a. Audit Findings (2 Points)

In the time since the current staff of the Montgomery City/County Emergency Management Agency has been in place, we have had annual audits of our grant spending. At no time in these audits have we ever had any negative feedback whatsoever. Given that the current staff is relatively new, we cannot speak with certainty for the past history of our agency, but none of us have been informed in any way that the past or current grant management activities have been unsatisfactory.

IV.C.3.5.b. Programmatic Capability (23 Points)

As a city and county organization, the Montgomery City/County Emergency Management Agency can call upon the resources of both the City of Montgomery and the County of Montgomery for assistance where needed. For example, when it comes time to clean up the site, we can get assistance from public works to provide expertise in heavy equipment and labor, the county engineer for technical assistance in planning safe removal of structures, and public health to monitor any health risks arising from the project. If city and county resources are not sufficient, our location in the capital of the state allows us easy access to state organizations who may be willing to offer assistance. Also, since we are located in a major city, we have extensive private companies to choose from if outside assistance is required.

Our organization starts with the director, who has significant experience in public service through her time in the police force and then as director of our organization. In her time as director, we have not failed to comply with the terms of any grant we have been awarded. Our planning officer came to us from the state, in which she managed state grant programs. Our training and exercise officer is in a grant funded position, a grant in which we are currently in full compliance with. The EMA Coordinator is designated as the primary grants manager, and therefore has grant management as his primary responsibility. Our director's assistant has also gained experience in managing grants and carrying out their day to day requirements.

Since we are a small organization that works largely as a team, making decisions and spending grant money appropriately is not difficult for us. Our EMA Coordinator advises our director on the conditions of the grant, differentiating between acceptable and unacceptable expenditures, our team discusses options, and then our director chooses a course of action and authorizes the funds to be spent. This allows for quick decisions to be made while still making certain that all grant money is spent appropriately.

IV.C.3.5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes (5 Points)

We will use the Brownfield Inventory Tool offered by KSUTAB to organize information relevant to this brownfield project. Once we have completed the cleanup phase (the output/environmental activity) and are able to begin construction and establishment of our training facility, we will measure progress against a timeline established in consultation with the contractor selected for construction. If, at any point, the project falls behind this established timeline, appropriate corrective actions will be taken such as consultation with the City Legal Department, imposing penalties for breach of contract, or selection of an alternate contractor for completion of the project. The expected outcomes are the assessment of the site, then subsequent cleanup of the site, and finally refurbishment and full use of the location consisting of 11.7 acres with greenspace, within the City limits of Montgomery, Alabama.

IV.C.3.5.d. Past Performance and Accomplishments (10 Points)

IV.C.3.5.d.i. Currently or Has Ever Received an EPA Brownfields Grant (10 Points)

We have never received any EPA grants, so this section does not apply.

IV.C.3.5.d.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (10 Points)

1. Purpose and Accomplishments

The Department of Homeland Security awards the Homeland Security Grant Program funds to state agencies, which then act as a pass through to make awards to individual agencies. This grant's purpose is to assist communities in becoming more resilient to terrorism and other catastrophic events. Our agency was awarded a \$23,849 grant which we used to make purchases to support the development of the local Community Emergency Response Team

(CERT). The Community Emergency Response Team is a group of citizens that has received training in basic disaster first aid, response, triage, and light search and rescue, which can then be used in a supportive role in the event of a disaster. With these funds, we were able to purchase 60 basic kits for team members, as well as additional supplies for use in the event of a disaster that requires a CERT team response. In addition to this, these funds and supplies were used to conduct a training exercise for new CERT members as a final test before graduating training.

2. Compliance with Grant Requirements

We are in full compliance with the terms of this grant. Quarterly reports are required to be turned in to our Homeland Security Point of Contact, and we are current on these. When money is spent on equipment or activities consistent with the goals of the grant, we must turn in a request for reimbursement, which we have done as required. When the final reimbursement check is written, we have 90 days from that point to turn in the closeout paperwork. At this time, the closeout paperwork is complete and awaiting the final reimbursement check. We have completed the project associated with this grant well ahead of the required time frame, and will likely have the grant fully closed within the next month.

IV.C.3.5.d.iii. Has Never Received Any Type of Federal or Non-Federal Assistance Agreements (5 Points)

We have received federal grants and assistance that were not EPA related, therefore this section does not apply.

Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The Montgomery City/County Emergency Management Agency (MCCEMA) is an agency of both the City of Montgomery, AL, and the County of Montgomery, AL. As such, we meet the definition provided in section III.A in the FY18 guidelines that show “any agency or instrumentality of a local government” as an eligible applicant.

2. Community Involvement

Upon implementation of the project, we plan to hold regular public meetings for all interested parties to attend. Notification of these meetings will be given through our social media sites, including Facebook and Twitter. Any person or organization expressing interest can sign up for an email list, which we will use to notify all interested parties of updates and upcoming meetings. Qualified individuals can become involved in the overall project through volunteerism. Our intended use of the site is for public education and training in disaster preparedness. Therefore, it is in our self-interest to notify, involve, and include as many individuals and organizations as possible, so that the existence and availability of our training site becomes known to the public.

Additional Threshold Criteria for Site-Specific Proposals Only

1. Basic Site Information

- a. The Montgomery City/County Emergency Management Agency refers to this site as Sim City.
- b. The site is abandoned and has no official address. However, the entrance to the property is located at the intersection of Congressman W L Dickinson Drive and Epa Road, in Montgomery, AL, in the zip code 36109. The GPS coordinates (32.409709, -86.253918) provided by Google Maps are those of the main building (Building A) on the site.
- c. The current owner of the site is Alabama Correctional Industries, 1400 Lloyd Street, Montgomery, AL 36107.

2. Status and History of Contamination at the Site

- a. The site is contaminated by hazardous substances.
- b. Historical uses of the site include a prisoner’s labor camp, laboratories and offices for Alabama Department of Forensic Sciences, and laboratories and offices for the Alabama Department of Environmental Management. The site is currently abandoned and not in use.
- c. Environmental concerns include chemical contamination from an old laboratory site and possible low level radiation from a previous use.
- d. The site became contaminated by long term use of this site as a laboratory site, and subsequent neglect from the site being abandoned and not fully cleaned.

3. Brownfields Site Definition

According to the guidance given to us by the Alabama Department of Environmental Management, this site meets the definition of a brownfield, as it is a real property whose redevelopment and reuse will be complicated by the presence of a hazardous substance, pollutant, or contaminant. Suspected hazardous substances, pollutants, or contaminants include chemicals used in environmental science, forensic science, and possible low level radiation.

We at the Montgomery City/County Emergency Management Agency affirm that the site is: (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the U.S. government.

4. Enforcement or Other Actions

We at the Montgomery City/County Emergency Management Agency are not aware of any enforcement or other actions regarding the proposed property. We have not been made aware of any responsible parties, nor are we a potentially responsible party.

5. Sites Requiring a Property-Specific Determination

We at the Montgomery City/County Emergency Management Agency affirm that, to the best of our knowledge, the site does not require a Property-Specific Determination as defined in section III.C.5 of the FY18 guidelines.

Site Eligibility and Property Ownership Eligibility

A. Property Ownership Eligibility – Hazardous Substance Sites

1. CERCLA § 107 Liability

We at the Montgomery City/County Emergency Management Agency affirm that we are in no way potentially liable for contamination at the site under CERCLA § 107. We have not owned or operated this site, dumped any material whatsoever on this site, nor have we arranged for the dumping of any material on this site. Since we do not own and have never owned the site, and we do not use and have not used the site for any purpose, we are not liable under CERCLA § 107.

2. Information on Liability and Defenses/Protections

- a. We at the MCCEMA affirm that we did not arrange for the disposal of hazardous substances at the site, transport hazardous substances to the site, and that we did not cause or contribute to the release of hazardous substances at the site.
- b. Our current relationship to the owner is that of a city/county agency (MCCEMA) and a state agency (Alabama Correctional Industries). The owner will transfer the site ownership to MCCEMA upon request, and will play no further role in the site project.

- c. We at the MCCEMA are currently in possession of a key that allows us access to the site, and can take ownership of the property at any time.

3. Information on the Property Acquisition.

- a. We at the MCCEMA will take possession of the property through a prearranged transfer of property from Alabama Correctional Industries at a date to be determined. The relationship between MCCEMA and all previous owners is that of a city/county agency and state level departments in mostly unrelated areas. We are working with the Alabama Department of Environmental Management, a previous owner of the site, to determine a way forward in the cleanup and future use of this site.
- b. Timing and/or Contribution Toward Hazardous Substances Disposal

All disposal of hazardous substances at the site occurred before we had the opportunity to acquire the property. We at the MCCEMA did not cause nor contribute to any release of hazardous substances at the site. We affirm that we have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

c. Pre-Purchase Inquiry

- i. Before taking possession of the property, we will have at least a Phase I assessment performed for the Montgomery City/County Emergency Management Agency. The Alabama Department of Environmental Management has a program in which they perform Phase I and limited Phase II assessments for interested organizations who are not potentially responsible parties. We have contacted them and are in the process of getting the work started.
- ii. The Alabama Department of Environmental Management will be the organization we choose to have perform the Phase I assessment. As the state's primary environmental agency, they have access to highly qualified environmental engineers who can provide accurate and reliable assessments.
- iii. We at the Montgomery City/County Emergency Management Agency certify that we will either take possession of the property within 180 days of the completion of the Phase I assessment, or we will have the Phase I assessment updated before we take possession of the property, so long as the results of the assessment do not show anything that would make our project non-viable.

d. Post-Acquisition Uses

Upon acquiring the property, planned uses include property cleanup and rehabilitation. Once this is accomplished, the site will be used as a live training and exercise facility for first responders. Properties and agencies that are currently active that serve as examples of our intended use include the National Center for Medical Readiness in Fairborn, OH, and the Center for Domestic Preparedness in Anniston,

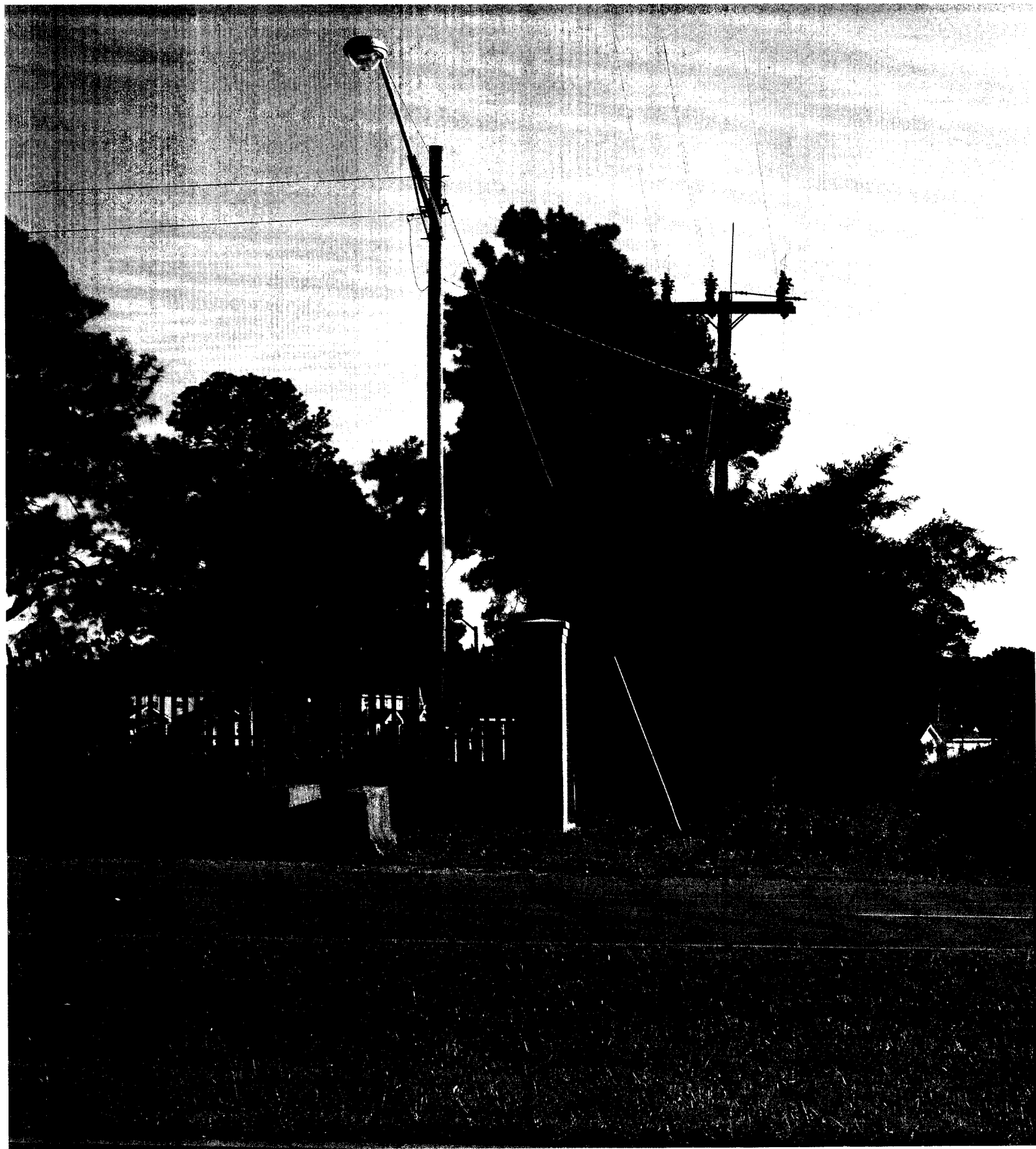
AL. Since we do not own the property yet, there are no current and prior users during the time of our ownership to report. Our relationship to prior users is that of a city/county agency (MCCEMA) and state agencies in mostly unrelated fields. When we do take possession of the property, it will be through a property transfer involving a state agency (Alabama Correctional Industries), and a city/county agency (MCCEMA).

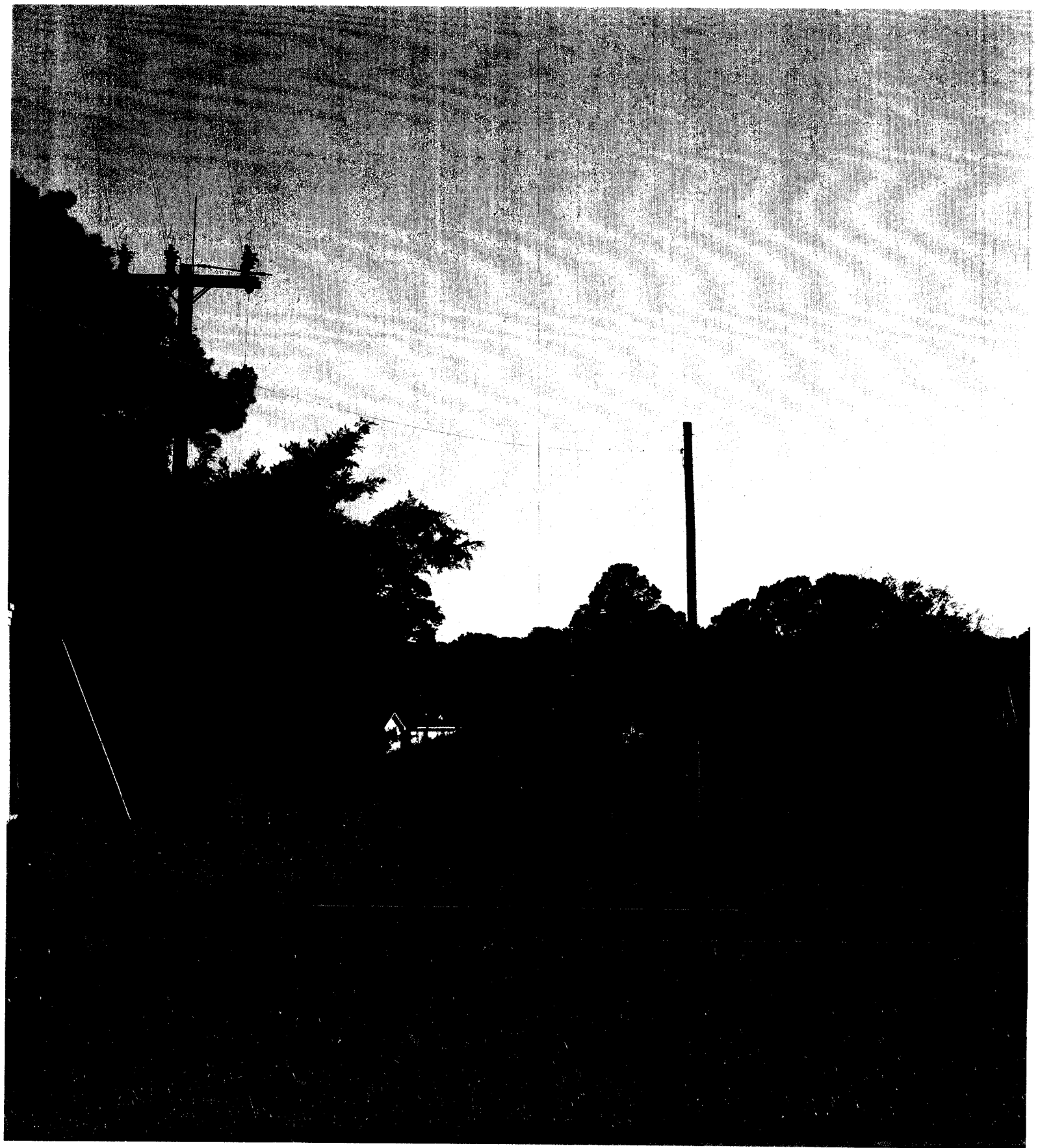
e. Continuing Obligations

- i. To stop any continuing releases, we will forbid public access to the property through the use of barriers (fencing, walls, etc.), post and enforce notices regarding trespassing and dumping, and seek prosecution of any person or organization violating these notices. To stop any other type of continuing release that is not effectively addressed by this action, we will seek the advice of the Alabama Department of Environmental Management and follow their advice where appropriate.
- ii. To stop any future releases, we will forbid public access to the property through the use of barriers (fencing, walls, etc.), post and enforce notices regarding trespassing and dumping, and seek prosecution of any person or organization violating these notices. To stop any other type of future release that is not effectively addressed by this action, we will seek the advice of the Alabama Department of Environmental Management and follow their advice where appropriate.
- iii. To prevent or limit any additional exposure to previously released hazardous substances, we will forbid public access to the property through the use of barriers (fencing, walls, etc.), post and enforce notices regarding trespassing and dumping, and seek prosecution of any person or organization violating these notices. Upon acquisition of the property and the acquisition of the required funding, we will hire a contractor who is qualified to safely clean up the site to do so. Selection of this contractor will be made with the recommendations of the Alabama Department of Environmental Management in mind.

We at the MCCEMA confirm our commitment to the following:

1. We will comply with all land-use restrictions and institutional controls
2. We will assist and cooperate with those performing the assessment and provide access to the property.
3. We will comply with all information requests and administrative subpoenas that have or may be issued in connection with the property.
4. We will provide all legally required notices.







Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

11/15/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Montgomery

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

63-6001323

*** c. Organizational DUNS:**

0789618850000

d. Address:

*** Street1:** 911 Communications Parkway

Street2:

*** City:** Montgomery

County/Parish:

*** State:**

AL: Alabama

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:** 36104-2202

e. Organizational Unit:

Department Name:

Emergency Management Agency

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Deborah

Middle Name:

*** Last Name:**

Link

Suffix:

Title: Montgomery City-County EMA Planner

Organizational Affiliation:

*** Telephone Number:** 334-625-4171

Fax Number:

*** Email:** dlink@montgomeryal.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

C: City or Township Government

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Brownfield Assessment of Former Laboratory Operations and Abandoned Property for Use as First Responder and Community Training and Exercise Site and Backup Emergency Operations Location

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

2, 3

* b. Program/Project

2, 3, 67

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

01/01/2018

* b. End Date:

01/31/2021

18. Estimated Funding (\$):

* a. Federal	150,000.00
* b. Applicant	0.00
* c. State	68,000.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	218,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Christina

Middle Name:

* Last Name:

Thornton

Suffix:

* Title:

Director

* Telephone Number:

334-625-4181

Fax Number:

* Email:

cth Thornton@montgomeryal.gov

* Signature of Authorized Representative:

Deborah J Link

* Date Signed:

11/15/2017



541 Main Street
Montevallo, AL 35115
205-665-2555
205-665-9203 Fax
www.cityofmontevallo.com

Hollie C. Cost, Ph.D. - Mayor
Herman Lehman - City Clerk
Jeremy Littleton - Chief of Police
Bill Reid - Fire Chief

Council Members

Tiffany Bunt
Willie Goldsmith
Rusty Nix
Jason Peterson
Matt Walker

November 13, 2017

R04-18-A-008

Environmental Protection Agency Region 4
Attn: Ms. Barbara Alfano
Atlanta Federal Center
61 Forsyth Street, S.W. 10 Floor
Atlanta, GA 30303-8960
Via Email: alfano.barbara@epa.gov

Re: Montevallo, AL Brownfield Revitalization Initiative ("Town in the Country") USEPA Brownfield Combined Petroleum and Hazardous Materials Assessment Grant

Dear Ms. Alfano,

The City of Montevallo, AL, on behalf of our multiple and engaged stakeholders, is pleased to submit this combined application for the USEPA Brownfield Assessment Grant, requesting funding of \$300,000 for Petroleum and Hazardous Substance sites. Our application includes responses to all threshold and ranking criteria as described within the application materials.

Our goal is to breathe life into our historic downtown Main Street and take the actions necessary to assess and revitalize numerous brownfield sites that continue to tarnish our historic charm and effect our community's health and welfare, especially that of the high-concentration of low-income residents in Montevallo. Many of these sites are bookends to the Main Street entrances on either end of the City and are the very first things visitors see as they enter our city, discouraging students, developers, and tourists-alike from joining and investing in our community. Our hope is that identifying, assessing, and ultimately revitalizing our brownfields will provide more and better food choices and healthcare options for our residents, promote active and healthy lifestyles through more pedestrian and bicycle transit and greenspace, and stimulate our economy by encouraging commercial competitiveness. Our City is united in our goal to revitalize through an EPA Assessment Grant, to begin redeveloping abandoned, underutilized, and contaminated sites, and rebuilding our future while maintaining our unique character. We will use the requested Petroleum and Hazardous Substance funds to support brownfield redevelopment within our historic downtown to reduce threats to our residents' health, welfare and environment; help create new jobs; increase our tax base; eliminate blight; and stimulate our economy. We have a very strong list of committed and effective community stakeholders such as Shelby County, University of Montevallo, and our excellent Main Street and Chamber partners, as well as our Montevallo Development Cooperative District, volunteering to help us accomplish our project goals. Together we can, and have, achieved big city accomplishments in a small rural environment.

A. Applicant Identification

The proposed recipient of the EPA Assessment monies is the City of Montevallo, Alabama, with offices located at 541 Main Street, Montevallo, AL 35115. DUNS: 070509963

B. Funding Requested

- i. Grant Type: Assessment
- ii. Assessment Grant Type: Community-Wide
- iii. Federal Funds Requested: \$300,000
- iv. Contamination: We are requesting \$200,000 for contaminated land assessment activities for Hazardous Substances and \$100,000 for Petroleum assessment to assist in future City revitalization and redevelopment efforts.

C. Location: Montevallo is located within Shelby County at 33°6'18"N 86°51'46"W 33.10500°N 86.86278°W (33.1049, -86.8628). A plaque on Reynolds Cemetery Road, just off highway 25, in the eastern corner of the city, marks the geographic center of the state of Alabama.

D. Site Specific: This is a Community Wide application and does not include site-specific information.

E. Project Contacts

Project Director – Montevallo, AL

Mr. Herman Lehman, City Clerk/Treasurer
541 Main Street
Montevallo, AL 35115
Phone 205.665.2555, ext 105
Email: hlehman@cityofmontevallo.com

Chief Executive

Ms. Hollie C. Cost, City Mayor
541 Main Street
Montevallo, AL 35115
Phone: 205.914.0106
Email: hcost@cityofmontevallo.com

F. Population


- i. The total City population is 6,549 (2015 American Community Survey 5-year estimates, available from <http://factfinder.census.gov>). This includes around two-thirds of the 3,100 University of Montevallo who actually live in our City.
- ii. The City of Montevallo, AL is a municipal form of government.
- iii. Persistent poverty: We affirm that Shelby County is not classified as a Persistent Poverty County as measured by the 1990 and 2000 decennial census and the most recent Small Area Income and Poverty Estimates.

G. Regional Priorities Form/Other Factors Checklist: Please see attachment A.

H. Letter from the State or Tribal Environmental Authority: Please see attached B.

Thank you for consideration of our grant application materials. We trust you will find them complete and worthy of an award.

Sincerely,


Ms. Hollie C. Cost, Ph.d.
City Mayor

Enclosure

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Montevallo, Alabama

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Assistance to Communities That Have Limited In-House Capacity to Manage Brownfield Projects – This regional priority includes proposed projects that provide support to communities that have limited capacity or administrative infrastructure to effectively manage brownfields programs. Proposals that include partnerships among governmental entities having shared jurisdiction over the target sites (e.g. state, regional authorities, local governments) relate to this priority.

Page Number(s): 1, 9, 11, 12, 14

Assessment Other Factors Checklist

Please identify (with an **x**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	X (1)
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	X (9)
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

1. Community Need

a. Target Area and Brownfields

i. Community and Target Area Descriptions: When the railroad stopped in Montevallo, the City was the largest in Shelby County and a major commercial and industrial center, through which all goods flowing north or south passed. The City's importance as a transportation hub abruptly ended with development of the highway (U.S. 31) and interstate (I-65) systems. As Montevallo celebrates its 200th anniversary, it is important to note how the character of our community has changed dramatically since establishment in 1817. What was once a thriving coal town and center of industry and commerce is now a quiet and largely forgotten college town. Today, our city is home to classrooms, athletic fields, science labs, book stores, art galleries, music venues, and the like. As a result, we like to think of our historic downtown as a rural arts and entertainment center.

Surrounding Montevallo's urban core are highly-valued surface waters, low-lying floodplains, wetlands, working agricultural lands, and farmsteads that establish a charming rustic atmosphere in our community. Our goal is to bring this country appeal into our historic downtown through the revitalization of brownfield properties along our Main Street. Our target corridor has buildings dating to the late 1800s, 73 of which have earned their place on the National Historic Register. These cherished structures remain integral parts of our community and include Reynolds Hall and other University of Montevallo campus buildings, and tourist attractions such as Aldrich Coal Mine Museum and Farrington Hall. Unfortunately, these gems are intermixed with abandoned and underutilized properties such as former filling stations and auto repair shops that have perceived and real contamination issues that siphon the historic charm from Montevallo.

Although this is a community-wide proposal, our intention is to restore and breathe life into our downtown Main Street area through our "Town in the Country" brownfield revitalization project, focusing on catalyst sites that tarnish our rural City. Through this project we hope to become less dependent on fast-food restaurants by transforming downtown brownfield sites into healthy restaurants and grocery stores for our residents and visitors, therefore raising the overall health of our City. We also hope to attract health care providers to Montevallo to avoid the now-necessary long commute to Birmingham, yielding much needed affordable and accessible medical care for in-need residents, including those living below the poverty line (25.5%), without health insurance (16.9%), and dependent on unhealthy food. Unfortunately, the current state of brownfield sites throughout our downtown core leaves a negative impression on potential developers, residents, students, visitors, and passers-through. Montevallo intends to rehabilitate these properties to help reverse that impression and solve the problems evident in our community.

ii. Demographic Information and Indicators of Need

City of Montevallo Demographic Information

	Montevallo AL	Shelby County	Alabama	National
Population:	6,549 ¹	203,530 ¹	4,830,620 ¹	316,515,021 ¹
Unemployment:	11.5% ¹	5.5% ¹	9.3% ¹	8.3% ¹
Poverty Rate:	25.5% ¹	8.3% ¹	18.8% ¹	15.5% ¹
Percent Minority:	36.4% ¹	24.5% ¹	35.2% ¹	43.5% ¹
Median Household Income:	\$34,760 ¹	\$70,187 ¹	\$43,623 ¹	\$53,889 ¹

Ranking Criteria for Assessment Grants – City of Montevallo, Alabama

Per Capita Income:	\$18,432 ¹	\$33,494 ¹	\$24,091 ¹	\$28,930 ¹
No Health Insurance Coverage:	16.9% ¹	8.9% ¹	12.7% ¹	13.0% ¹
No Vehicle Available	4.1% ¹	1.1% ¹	2.0% ¹	4.5% ¹
Population with a Disability:	14.6% ¹	11.0% ¹	16.3% ¹	12.4% ¹
¹ Data are from the 2011-2015 American Community Survey 5-Year Estimates available on American FactFinder at https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml .				

iii. Descriptions of the Brownfields: We estimate 80% of our population is within 1-mile of a Main Street brownfield site, each with the potential to release contaminants into the environment. Although brownfields are scattered throughout Montevallo's downtown and adjacent thoroughfares, we have identified four key properties as our initial focal points: the former Triple T Convenience Store property on the northern end of Main Street, the Citgo gas station at the intersection of Main and Vine Streets, a former auto service station site at 635 Shelby Street, and the former Victory Auto sales and service facility on the southern end of Main Street. While our investigations will likely uncover other potential areas of concern, these properties represent our most apparent and critical needs.

Many of these sites are vacant and have been so for years. Unfortunately, the old Victory Auto property and the old Triple T site are situated at opposite ends of our downtown and are the first thing one sees upon arrival in town from Main Street. As you might expect, this has been a huge problem for our City. It discourages developer and business interest in our downtown corridor, and in turn takes employment opportunities from our residents. It also hinders our University's efforts to attract new students and faculty. These sites have similarly restricted our city's revenue potential – income which might otherwise help address Montevallo's additional brownfield sites. Importantly, these sites have remained a health and safety concern for our citizens, while they could be used to stimulate overall community health, should sites such as the Triple T, directly across the road from a federally subsidized housing community, be repurposed into healthcare facilities.

As our target brownfield sites include former auto repair shops and filling stations, we expect both petroleum and hazardous substances impacts. The Victory property contains two 500-gallon ASTs of used oil, numerous hydraulic lifts, service garage drains entering a surface ditch flowing into a nearby creek (Shoal Creek), drums of spray paint cleaner (xylene), and a UST behind the old body shop. The auto repair and filling station on Shelby Street closed in the 1970s and the structure was razed in the 1980s, but USTs may remain on-site. On the northeast end of Main Street is the former Citgo and Triple T Convenience Store, abandoned petroleum retail sales and service garage properties that have sat idle for over 9 years, directly adjacent to our high school athletic field. The looming potential environmental issues and paucity of financial resources have halted the revitalization of these properties. An EPA grant award would allow us to move forward with revival of these sites and our community as a whole.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts [5 points]: Abundant petroleum and hazardous substance brownfield sites within our target area pose welfare issues to Montevallo's residents, 1 in 4 of whom are living below the poverty line. We estimate 80% of our population resides within one mile of a brownfield site, further affecting a population already plagued by poverty. Data from 2011 to 2015 American Community Survey 5-Year Estimates revealed the poverty level in Montevallo is over three times the Shelby County average (10

Ranking Criteria for Assessment Grants – City of Montevallo, Alabama

percentage points higher than the Alabama average), with the median household income less than half of Shelby County's. The high concentration of low-income inhabitants in Montevallo face concerns like lack of insurance and joblessness, in addition to the blight, environmental, and other concerns associated with the area's brownfields.

Brownfields throughout Montevallo have already impacted our municipal water supply and have the potential to affect our precious Shoal Creek. Two of our target brownfields are within one block of Shoal Creek (a tributary of the Cahaba River), threatening releases overland and to shallow groundwater beneath the Creek, a resident and tourist destination that contributes to the overall charm of our City.

Depressing real estate values and housing and retail quality in Montevallo are difficult out-of-town and non-concerned property owners that let upkeep fall by the wayside, often leading to abandoned properties. Additionally, many other owners lack the resources, financial or otherwise, to maintain structures on their properties, leading to their degradation. Without resources to preserve commercial and residential properties in Montevallo, the safety and wellbeing of residents and tourists is directly threatened. Vacant and unmaintained properties tend to attract curious children, trash, weeds, blight, and criminal activity; they also present mold, rodent, abandoned container, and indoor air quality issues.

Without pedestrian and bike transit routes to connect our residential and commerce corridors, routine daily physical activity in Montevallo's downtown is difficult or dangerous, especially for children and the elderly, those with disability, and low-income individuals. Therefore, many of our residents surrender to sedentary lifestyles, stifling their physical and mental health.

According to a community needs assessment for Jefferson and Shelby Counties, Alabama has over twice the percentage of population living in a Health Professional Shortage Area (70.76%) as compared to nationwide (34.07%). A shortage of healthcare professionals contributes to access and health status issues for our residents, especially when combined with almost 17% of Montevallo's population without health insurance coverage, over 4% with no vehicle available, 14.6% with a disability, and over 7% with reported self-care difficulties.

ii. Cumulative Environmental Issues: Montevallo's majestic scenery has been besieged by entities taking advantage of our rural setting to remove natural resources (aggregate, lime, coal) and to carry petroleum via large pipeline systems passing through our countryside. These activities have subjected our air, soil, and water to contamination from multiple releases over extended periods of time, causing deleterious environmental impacts in conjunction with brownfield site issues along our Main Street corridor.

On Sept. 15, 2016, our governor declared a state of emergency in response to 6,000 barrels of gasoline spilling from a pipeline just outside our community. The catastrophic spill was located upstream from a national wildlife refuge and near a major drinking water intake. Although the majority of the spill was contained to a surface pond, some gasoline made its way into the shallow aquifer, creating an enormous environmental impairment issue in our County.

The mining industry has affected the lives of thousands of people in northern and central Alabama, including those here in Montevallo. Coal and strip mining changed the face of our state and city – economically, socially, politically, culturally. Largely obscured today by reclamation projects, pine trees, and kudzu, the mining districts of Alabama are the remnants of a boom that vastly expanded the state's economy beyond its traditional agricultural base. One of the biggest aggregate strip mines in the region is a few miles east of

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Montevallo, where thousands of acres of our County hillsides have been denuded to remove lime and transport it off-site to processing facilities. Not only have nearby mines created eye pollution, we also worry about surface water impacts from runoff and groundwater depletion and contamination. Here in Shelby County, we have had more than our fair share of industry-related environmental issues.

iii. Cumulative Public Health Impacts: A cumulative result of several factors, Alabama ranks 46th for general population health, and struggles with a high prevalence of diabetes and high infant mortality rates (ranks 49th in infant outcomes). In Alabama, more than 1 adult in 10 has been diagnosed with diabetes, ranking the state 5th in prevalence of diabetes and 1st in prevalence of diabetes in women in the U.S. Shelby County is among Alabama's worst, with 14.2% of the population affected by diabetes as compared to the state average of 12.3%. Contributing to and aggravating the problem, fast and processed foods are the norm for our low-income residents, who do not have healthy food choices in Montevallo. Additionally, without pedestrian and bike transit routes to connect our residential and commerce corridors, many of our residents surrender to sedentary lifestyles that drag down their overall physical health.

Radon is the 2nd leading cause of lung cancer in the U.S., and high levels of indoor radon were found throughout Alabama; it appears to occur most frequently in homes across the Tennessee Valley and in the foothills of the Appalachian Mountains, which includes Montevallo. Insidious gases like radon impact the financially disadvantaged (over one-quarter of our City lives below the poverty line), as these groups tend to live in older homes with subpar construction, often allowing gases to enter living and work spaces. Especially with much of our target area's population unemployed and decreasingly mobile, radon exposure impacts our community greatly.

Although not fully realized due to lack of assessment, Montevallo's brownfield sites, including auto repair shops and filling stations, likely contribute to public health impacts, especially with their proximity to residential areas. These sites have the potential to expose our community and the environment to metals, PAHs, PCBs, VOCs, and more. An overabundance of health issues is linked with exposure to these contaminants including cancer, lung disease, brain and nervous system damage, immune deficiencies, asthma and other respiratory issues, liver and kidney failure, and fetal and child development. With over a quarter of our community in poverty and target sites situated directly adjacent to residential neighborhoods (including federally subsidized housing communities), as is so often the case, our most vulnerable citizens – our youth, our elderly, our low-income – and our environment are the ones most at risk from our brownfields.

c. Financial Need

i. Economic Conditions: According to a recent study, Alabama ranked as the state with the sixth worst economic health. Montevallo's median household income is only \$34,760, over 35% less than the median U.S. household income. Moreover, our poverty rate is significantly higher (25.5%) than Shelby County (8.3%) and the U.S. (15.5%). Our small tax base means that covering just basic services stretches our municipal budgets. Moreover, our unemployment is high (11.5%) relative to Shelby County (5.5%) and the nation (8.3%). Alabama, Shelby County, and Montevallo have suffered with other communities across the nation that relied on coal for jobs and a steady economy. According to the Energy Institute of Alabama, "employment in Alabama coal fields decreased 43% between 1990 and 2014, as the number of mines fell by half. During that time, more than 21,000 coal-related jobs disappeared in 19 counties, costing their economies more than \$1.8 billion in lost wages." These sorts of large-scale economic disruptions are difficult for large communities to weather, let alone a small rural community like Montevallo. In January 2016, Jesse Creek Mining LLC closed its Montevallo facility doors, depriving our City's residents of 170 formerly available jobs.

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Another sizable employer, outdoor furniture manufacturer Summer Classics, recently relocated out of Montevallo. That closure eliminated 40 well-paying jobs and, adding insult to injury, left the building vacant, still for sale. Given our small population just over 6,000, every job here is precious. With high unemployment rates and low per capita income, Montevallo can ill-afford to lose another employer or gain vacant properties to resolve. Montevallo's tax base is limited and we do not have the financial strength to address issues prevalent in our community. Without grant support to jump-start our assessment and redevelopment efforts, these brownfields will continue dragging down our economy and community spirit.

ii. Economic Effects of Brownfields: In Montevallo, brownfield sites surrounding our Main Street corridor present numerous issues in our already strained economy; each site represents reduced tax income that could be used to address our City's ills, lost businesses in a small community in need of job opportunities, and depressed property values. Vacant and abandoned brownfield sites are a barrier to commercial development, such as new restaurants, and force economic opportunities, like Shelby County's lift on the ban on alcohol sales on Sundays, to pass us by. These properties create a snowball effect as they lie idle and unused – they discourage private developers from investing in Montevallo and in turn dishearten recent U of M graduates and other job-seekers from sticking around to do the same. Montevallo's Main Street desperately needs a jump-start to assess and ultimately rehabilitate our brownfields in order to provide our community employment and business prospects, quality residential and commercial properties to live and work on, and in turn bring an increased tax base back to our City.

2. Project Description and Feasibility of Success

a. Project Description, Redevelopment Strategy, and Timing and Implementation

i. Project Description and Alignment with Revitalization Plans: Our Town in the Country project, which over 30 residents and/or stakeholders actively supported (see Petition in Attachment E), in line with our Comprehensive Plan, will focus on catalytic gateway projects that bookend our downtown Main Street, including the former Victory and Triple T properties. Two additional brownfield project sites have already been targeted along or within a block of Main Street and near the U of M College campus, and include former filling stations and automotive repair shops. Through this project, we hope to increase economic competitiveness by turning abandoned sites into ready-to-use lots that attract developers, businesses, and healthcare providers. We will focus on acquiring or working with property developers to restore and revitalize these brownfield sites, some of which contain historically significant structures, to accommodate our community's many needs.

The most important design principle in our Comprehensive Plan is to claim our landscape portrait as an amenity, as natural beauty is perhaps our community's most marketable feature. The wooded hillsides, pastoral valleys, rural roads, farmsteads, and fence rows add to the rustic charm we hope to bring to downtown Main Street. Mature or old-growth tree groves, lakes, historic farmsteads, and mining remnants are important natural and cultural features that we view as key public open spaces. Downtown development will be planned and arranged as nodes of activity that lie within or provide direct access to this landscape and preserve our scenic views. Abandoned buildings and contaminated properties in the heart of downtown have restricted our ability to site greenways, town squares, plazas, or pocket parks that could link Main Street to natural areas like Shoal Creek and provide residents walk/bike access from residential areas to commercial businesses or the local University. Providing City trails will in turn reduce impacts on local roadways and provide low-cost transportation options to our low-income residents that promote an active and healthy lifestyle. Downtown green space will improve the overall quality of life and health in Montevallo by providing our residents with inexpensive and easily accessible recreation opportunities. If our City can

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revitalize our brownfield sites that collectively diminish the appeal of our community, Montevallo can more effectively attract healthcare professionals (potentially into redeveloped brownfield sites themselves) with our integrated rustic atmosphere and enhanced local culture.

With EPA grant assistance, our City hopes to merge our Comprehensive Plan and Town in the Country project by assessing and transforming our urban brownfield sites and organizing development so our Main Street buildings fit seamlessly into our natural amenities, rather than simply backing up to them.

ii. Redevelopment Strategy: Our Montevallo Comprehensive Plan exhibits how the downtown core and adjacent neighborhoods and outlying communities should function relative to each other and as part of the whole, presenting an arrangement for a greater Montevallo. The preferred pattern of development focuses growth and activity in and around downtown, and to a lesser extent in several outlying communities, each having the walkability of traditional neighborhoods. Through the Plan's implementation, combined with our Town in the Country project, the Montevallo community expects to grow and prosper on its own terms. Growth is to be directed into and absorbed by downtown, several mixed-use village centers, and adjacent neighborhoods with sufficient density to promote pedestrian character. These plans promote the expansion and diversification of retail, healthcare, entertainment, restaurant/grocery, and other traditional downtown uses and activities that will serve as cultural stimulation, employment and business opportunities, accessible healthcare options, nutritious food choices, and more. Montevallo will strive to balance density increases in the downtown core and other neighborhoods with affiliated reductions in development in the rural landscape, while ensuring that such densification occurs only in a well-designed place-making context. Using this strategy, Montevallo is positioned to create vibrant, walkable neighborhoods while minimizing the loss of its valued countryside portrait, typical of growth through sprawl. To support our brownfield project, Montevallo intends on establishing a "Town and Gown" strategic planning committee which elicits representatives from the City and University to establish business incubators along the Main Street corridor to inspire local talent (especially University students) and develop and promote recreational, artistic, cultural and entertainment venues and activities in our core downtown area.

Limitations on our ability to grow outward mean we must make the best use possible of our developable land; our revitalization enterprise adapts or reuses brownfields to accommodate future expansion. We will use planning and zoning as a key tool to encourage dense development within walking distance to public transportation infrastructure and to maximize our limited space. Concentrated land use development has the potential benefit of using existing infrastructure and reducing vehicle emissions by encouraging a greater share of pedestrian, bicycle, and public transit use. Our current code includes a streamlined approval process, density and mixed-use incentives, and reduced parking requirements. It takes advantage of existing power, sewer, and water infrastructure. Equitability is also emerging as an important concern of our local communities as demonstrated by the diversity of housing options contemplated in our Comprehensive Plan – ranging from preserving and reusing historic building stock to building apartments and townhomes that will provide much-needed lower cost/maintenance choices for our population, long focused on large single-family lot development. Even more critical is the proximate access to new forms of employment and healthcare access, which our revitalization efforts will offer. Providing local jobs and medical facilities will in-turn reduce overall transportation costs of area households to enable more income to be spent on other essentials, like fresh foods that can improve the general wellbeing of our residents. The assessment and eventual cleanup of brownfields with our Town in the Country project will help provide a clean slate to grow better downtown-adjacent neighborhoods in our valley community. This initiative will also help protect our water so people can live healthy lives; promote residential access to public greenspace, recreational property, and transit; provide affordable, local, accessible healthcare options; and provide increased economic opportunity so families and

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University students/staff have the means to live and thrive in Montevallo.

iii. Timing and Implementation

(a) Contractor procurement: Montevallo has taken steps to ensure the project is completed within the three-year term. Should our application be awarded, the City will undertake a competitive contractor procurement process, fully compliant with the requirements of 40 CPR 31.36. In response to the request for qualifications, the City will solicit qualifications from consulting teams, a panel of City representatives will review the proposals, and the most qualified consultant team will be selected. Our selected qualified environmental professional (QEP) will be used as a technical resource to help us establish our work plan, create a Quality Assurance Project Plan (QAPP) for use on this project, develop site eligibility determination (SED) requests for known priority sites, initiate site access negotiations, and support ongoing community outreach activities.

(b) Site Inventory/Identification: We have preliminarily identified four brownfield sites located within the target redevelopment area. While our investigations may uncover other potential sites of concern, we believe these properties represent our most apparent and critical needs. To jump start the assessment process, the City will use this preliminary inventory data to identify priority sites with near-term redevelopment potential, eliminate threats to human health and the environment, and contribute to community revitalization and economic development goals. Montevallo will refine our preliminary inventory efforts, completed as part of this application process, to compile a prioritized brownfield inventory within the Town in the Country target area. Accordingly, we will incorporate market analysis, perform site reuse option analyses, and apply real estate strategy to prioritize opportunities and help focus assessment dollars on the most feasible redevelopments. Our planning and inventory task will include outreach to the real estate/development community; meetings with site owners, businesses, and other stakeholders; and review of Alabama Department of Environmental Management (ADEM) records and databases to identify sites with previously documented, suspected, or potential impacts. We will also examine historic resources such as publicly available Sanborn maps, city directories, aerial photographs, and other archives (i.e., historic assessor files) to identify additional potentially impacted sites. When prioritizing sites for assessment, we will examine: (1) short- and long-term economic development potential opportunities; (2) known/suspected threats to public health; (3) known/suspected environmental impacts; (4) degree of blight and underutilization; (5) tax delinquency status; (6) community concerns; and (7) site eligibility criteria.

(b) Obtaining and Securing Site Access: We will consider landowner willingness and access issues when prioritizing privately owned sites. Our Chamber of Commerce and other partners have extensive experience identifying and resolving land ownership, liability, zoning, permitting, and entitlement issues, should they present themselves during this process. We will pursue site access authorization from owners with the catalyst sites holding the greatest return on our investment. In the event eligibility or authorization is not obtained, we will move down the list of priorities to the next highest-ranking site where these can be obtained.

b. Task Descriptions and Budget Table

i. Task Descriptions:

Task 1 – Final Site Inventory, Selection and Planning (\$30,000 Grant-Funded Activities): Task 1 presents an opportunity to engage City residents in a comprehensive site evaluation and visioning process. Data gathered during the inventory will be integrated with existing City databases. The inventory will become a long-term planning tool that can be used to better understand economic and health impacts associated with brownfield

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sites, identify potential issues during infrastructure improvement projects, and support other local initiatives. Our City staff and QEP will perform the following inventory activities as part of this task: (1) Conduct tours/windshield surveys of priority focus areas to identify potential petroleum and hazardous substance brownfield sites and verify current conditions; (2) review City's municipal records relevant to identification of brownfields (including occupancy, permits, tax delinquency status, crime violations and police responses, etc.); (3) review historical resources to identify past manufacturing facilities, gasoline/auto repair stations, and other sites with potential for historic environmental impacts; (4) survey local developers, real estate industry representatives, and other stakeholders for information on vacant and underused commercial/industrial properties; and (5) review City, county and state health department records to verify that all sites with known/suspected impacts or threats to public health are included in the prioritization process. The budget includes contractual services of \$30,000 (300 hours at an average of \$100/hour) to perform windshield surveys, conduct preliminary records review, and assist with prioritization. Task deliverables include a brownfield inventory report and GIS overlay of brownfield sites over current aerial photographs.

Task 2 – Site Assessment (\$214,500 Grant Funded Activities): Under direction of the City, our QEP will complete an estimated 9 Phase I ESAs at up to four high-priority petroleum and five hazardous substance brownfield sites within the target area of our downtown. Phase I ESAs will be performed in accordance with the All Appropriate Inquiries Final Rule and the standards set forth in the ASTM E1527-13 Phase I ESA Process. The QEP will complete Phase I ESAs, including Site Eligibility Determinations (SEDs) and ACRES updates, at an average cost of \$5,500 (total cost of \$49,500). Task deliverables include numerous SEDs, ACRES reporting, ESA reports, and project website maintenance. City voluntary match is estimated at \$2,000 (50 hours at \$40/hour) per grant for City personnel to assist with data acquisition and report review and distribution. The QEP will (1) prepare a comprehensive QAPP (estimated cost of \$10,000 [\$5,000/grant]); (2) complete Phase II ESAs at one priority petroleum site and three hazardous substance sites (for a combined cost of \$84,500); and (3) complete supplemental Phase II ESAs at one petroleum and two hazardous substance sites (average cost of \$23,500/site). Phase II ESA costs include site-specific sampling and analysis plans (SAPs) and health and safety plans (HSPs). Task deliverables include QAPP, SAPs/HSPs, ESAs, etc.

Task 3 – Programmatic Costs (\$24,000 Grant-Funded Activities): The budget includes travel costs of \$4,000 for two City staff to attend two three-day national/regional brownfield conferences. Estimated travel costs include two airfares for two staff at \$500/person/conference for a total of \$2,000 and hotel, meal and incidental costs (\$500/person/conference = \$2,000). In addition, \$20,000 is budgeted for contractual costs for reporting and other eligible activities to support tasks outlined above. Task deliverables include quarterly reports, ACRES updates in conjunction with activities outlined in Task 2, DBE reports, financial reports, and project closeout report. A majority of programmatic costs will be outsourced to an experienced consultant retained by the City.

Task 4 – Remediation Planning (ABCA) (\$16,500 Grant Funded Activities): This task includes preparing comprehensive Alternative Brownfield Cleanup Alternatives (ABCA) and RAPs to address individual site contamination identified in the previous tasks. The plans will follow guidelines issued by the Alabama Department of Environmental Management (ADEM) under Remedy Selection and Implementation for sites within the Voluntary Cleanup Program (VCP) Program. These plans will actively incorporate projected development plans and long-term goals for the properties. Costs assigned to this task assume that two hazardous substances sites and one petroleum site will require preparation of these plans at a cost of approximately \$5,500 per site for an estimated cost of \$16,500. Task deliverables include future brownfield site renderings, visioning sessions, ABCAs, and RAPs for redevelopment and reuse of brownfield sites in Montevallo.

Task 5 – Community Outreach (\$15,000 Grant-Funded Activities): This task includes: (1) coordinating and

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conducting at least three meetings with stakeholders (including formation of a Brownfields Advisory Committee [BAC]); (2) implementing meaningful public input into the grant processes; (3) preparing and publishing public notices; (4) preparing meeting materials and presentations; and (5) preparing and distributing brochures and other public information materials. The community outreach budget includes \$15,000 for the City's QEP to facilitate community outreach meetings, produce project information materials, and assist the City with site-specific outreach. Task deliverables include a public involvement plan, project website, fact sheets, meeting information materials, and minutes.

ii. Budget Table

EPA Assessment Grant Town in the Country Revitalization Area, Montevallo, AL

Task Description	Task 1 Inventory Planning	Task 2 Environ. Site Assess.	Task 3 Programmatic Costs	Task 4 ABCA	Task 5 Community Outreach	Total Budget
Travel – H			\$2,000			\$2,000
Travel – P			\$2,000			\$2,000
Contractual * – H	\$17,000	\$157,000	\$7,500	\$11,000	\$5,500	\$198,000
Contractual * – P	\$13,000	\$57,500	\$12,500	\$5,500	\$9,500	\$98,000
Total Budget	\$30,000	\$214,500	\$24,000	\$16,500	\$15,000	\$300,000
H – Hazardous substances; P – Petroleum						
* – The Cooperative Recipient will comply with procurement procedures outlined in 40 CFR 31.36.						

c. Ability to Leverage [5 points]

Source	Purpose/Role	Total Amount	Status
ALDOT	Rebuild of Main Street to enhance the overall investment climate of downtown	\$4,200,000	Secured
ALDOT	Rebuild of Middle Street to enhance the overall investment climate of downtown	\$500,000	Secured
Montevallo Development Cooperative District	Capital improvements in downtown area including rehab of brownfields	\$5,500,000	Secured
ADEM Recycling Grant	Development of new recycling center	\$154,093	Secured
Community-based organizations, City staff, etc.	In-kind (labor) contributions to assist with research, outreach, and participation on the BAC	\$12,000	Pending
Alabama Land Recycling RLF Program	Site remediation (land, buildings, equipment, working capital)	\$150,000	Potential
U of M Green Fund	Bioswale Installation at U of M on Main Pocket Park to remove silt and pollution out of surface water downtown	\$5,874.99	Secured

3. Community Engagement and Partnerships

a. Engaging the Community

i. Community Involvement Plan: To assist in ranking available sites, City staff will conduct a Main Street walking tour for the community to get a first-hand view of potential brownfield redevelopment sites and

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to help in prioritization. This activity will engage participants in the project and help to introduce new players, including local University students, into the discussion. We also look to partner with Main Street businesses to host a kickoff event that moves beyond the stuffy public meeting and engages people in a fun, yet meaningful way, looking to regional innovators for cues as to how public outreach can be broadened. Finally, we will produce visually motivating resources that the community will rally behind to help motivate the assessment, cleanup is necessary, and reinvestment into Main Street properties. Over 30 Montevallo residents and/or stakeholders have actively supported this initiative already (see Petition in Attachment E), boding well for community-wide interest and participation. With the groundwork laid with the community ahead of time, we will be able to immediately rally active supporters around the Town in the Country project.

Montevallo will use the EPA funding to compile both a prioritized hazardous substance and a petroleum inventory of brownfield sites in the City. The City will consolidate this information in electronic format and create summary sheets that highlight the most pertinent information about each site that can be distributed to interested developers. The site inventory and prioritization will accelerate their reuse by providing accessible information to developers in and out of the community.

Our City will also use EPA grant funding to conduct planning activities targeted at integrating brownfield reuse efforts with the community's vision for the redevelopment opportunities along downtown Main Street. We will create a BAC to involve the public throughout the process. These efforts will enable development of a sustainable, community-centric revitalization strategy that facilitates brownfield cleanup and reuse, encourages equitable development, and removes economic and environmental barriers that hinder brownfield redevelopment. We will incorporate our local University students in Marketing, Family & Consumer Sciences, Environmental Studies, and other programs, into all steps of the brownfield redevelopment process to gain insight to their vision for our City, to gather fresh ideas, and provide them with invaluable experience outside the classroom. Redeveloping brownfield properties will result in job creation and a stronger tax base while promoting mixed-use infill development, creating needed housing, healthcare, and developing parks, trails, and green space — all goals in our Comprehensive Plan.

The public involvement process will include public participation assemblies and open houses as we develop our brownfield program. Through public meetings we will introduce the participants to the “whys” and “hows” of the EPA brownfield assessment and planning process. We also hope to host a colloquium series with U of M students and staff to keep them involved and informed in assessment and planning efforts. These participatory activities will involve group interaction, providing all our residents an opportunity to make a critical and necessary assessment of our community. Additional public meetings may also be held, focused on discovery and information gathering that provide our consultant with access to “insider” knowledge about important landmarks, pathways, and best-kept secrets in Montevallo. A stakeholders group of key business owners, educators, residents, and officials will be formed (BAC) and periodically convene to collaborate with our consultants for the drafting of alternative project visions and imagery for consideration by the public.

ii. Communicating Progress: Residents will be kept informed throughout the project through public meetings, project updates posted on the City website, and flyers and other publications. Distribution of flyers and other publications and the use of public meetings will ensure that the City and our stakeholders communicate with and seek input from the widest range of residents possible, with particular attention made to connecting with our disadvantaged residents, who will ultimately benefit the most from the Town in the Country initiative. Use of Facebook and other social media platforms will be employed to reach all residents. The City will continue to gather input as appropriate from private and public entities, including from U of M students eager to make a concrete contribution to a community they are invested in. The dominant language

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in the study area is English and is the language used by local newspapers to print legal announcements. Since there are Spanish-speaking community members who will be part of this effort, including transient populations of migrant workers, public notices will be translated and published in Spanish, and Spanish language interpreters will be provided by the City at any public meeting to discuss this initiative, as needed.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority: Our City recognizes the need for involvement of multiple authorities and local offices and realizes the importance of developing intergovernmental agreements. We will work closely with the Alabama Department of Environmental Management (ADEM) Brownfields Program Voluntary Remediation Program (VRP) and the Alabama Department of Public Health, whose mission it is to promote health and wellness, improve health outcomes, and assure safety-net services for all people in Alabama. The City has received a letter of support from the ADEM Brownfields Program, which is included as an attachment to this grant application. The ADEM Brownfields Program staff will provide invaluable guidance and oversight of the proposed assessment and redevelopment process.

ii. Other Governmental Partnerships: Relationships between the City and other government and local agencies were developed during creation of our Comprehensive Plan. These agencies collaborate on community projects and planning, and they will continue to do so during implementation of our Town in the Country revitalization initiative. These groups include the Shelby County Board of Education, Shelby County, University of Montevallo, the Chamber of Commerce, NAACP, ADEM Brownfields Program, Alabama Department of Public Health, Alabama Historical Commission, National Park Service, U.S. Army Corps of Engineers, ALDOT, Shelby County Health Department, and Shelby County Parks Advisory Board. We anticipate other state agencies will play an important role in the brownfield redevelopment process when RAPs and ABCAs are prepared before site remediation and once sites are entered into the VRP, if appropriate.

Shelby County has partnered with the City in the past on numerous projects and has an excellent working relationship to support environmental remediation and revitalization projects. ALDOT is also a resource that can assist with technical support relative to transportation and walkability issues using federal transportation planning funds. The University of Montevallo (UM) is an excellent partner in our City and will provide both educator expertise to our redevelopment projects and supply the City a variety of assistance from students with varying backgrounds in planning for the beneficial reuse of our brownfield sites. Our exceptionally strong working relationships with our local, regional, and community partners, including University staff, are in concert with the EPA regional priorities regarding Assistance to Communities That Have Limited In-House Capacity to Manage Brownfields Projects. These partnerships will provide support capacity and existing administrative infrastructure to help us effectively manage our brownfield program.

c. Partnerships with Community Organizations

i. Community Organization Descriptions & Role

University of Montevallo: The overriding mission of the UM, unique in higher education in Alabama, is to provide to students from throughout the state an affordable, geographically accessible, “small college” public higher educational experience of high quality. UM uses traditional and innovative instructional methods to foster growth in specialized skills and knowledge within a nurturing environment steeped in the unique “Montevallo experience.” UM intends to use our brownfield project as a teaching palette to provide real-life learning experiences to their students throughout the redevelopment process. Montevallo in turn intends to

use UM students and staff to provide input along the way in line with our goal to include the community as a whole in this effort.

Montevallo Chamber of Commerce: Our Chamber helped lead the effort to beneficially reuse an abandoned power company property and convert it into a community asset. This community “call to arms” from the Chamber will be an inspiration for us as we proceed with beneficial reuse of recalcitrant brownfield properties downtown. They will communicate project information to member organizations, attend meetings when needed, and invite representatives to attend Chamber meetings to give updates, and assist with creation of our BAC.

Montevallo Development Cooperative District (MDCD): Since 2012, the MDCD has expended \$5.5 million in capital improvements in the downtown area, some of which include rehabilitation of brownfield properties in downtown. This and many other commitments testify to the unusual degree of cooperation and financial commitment among the City, Shelby County, and UM leading to the economic resurgence of downtown Montevallo. All the projects they have engaged in are near our brownfield sites. They will help identify and acquire properties and provide a representative to the BAC. Their participation and collaborative planning will help make this a successful project.

Montevallo Main Street Program is focused on economic revitalization and repurposing of downtown Main Street buildings and property including brownfield sites. They will assist in helping us market our brownfield sites for redevelopment and serve as members on our BAC.

Montevallo Arts Council (MAC): MAC is interested in developing an Art Center and Artist Incubator in Montevallo and have considered revitalizing the Victory brownfield site on Main Street but are worried about environmental concerns. They will promote the use of brownfield sites for artist studios and galleries and will supply a board member to serve on our BAC.

ii. Letters of Commitment [4 points] (see Attachment E)

d. Partnerships with Workforce Development Programs: A key initiative for this grant effort is to train local students and workers who can play a key role in the planning, assessment, and beneficial reuse process. The City of Montevallo has a solid partnership with the University of Montevallo, on which this project builds by offering opportunities for students in relevant programs like communication studies, environmental studies, family and consumer sciences, management, and marketing, to have valuable out-of-classroom learning experiences. The City and BAC will work with their students to assist our consultant team and City staff in the brownfield redevelopment process. Assistance may include community outreach (marketing, communication studies), brainstorming the best uses of redeveloped brownfields to help our residents-in-need (family and consumer sciences), Phase II ESA work plan development and remediation planning (environmental studies), and others. To carry over this experience, U of M seeks to match students as they graduate with opportunities in the community, which would inevitably increase through the Town in the Country Project under this grant. If this grant is awarded, the City will reach out to U of M Administration and to relevant departments to further identify and develop learning opportunities.

4. Project Benefits

a. Welfare, Environmental, and Public Health Benefits: An assessment grant supporting our Town in the Country revitalization project will bring vibrancy to commercial and residential corridors in Montevallo through multiple venues. We plan to prioritize the assessment, cleanup, and reuse of downtown brownfield sites to provide quality affordable housing options, healthcare facilities, healthy restaurant and grocery choices, public greenspace, pedestrian and bike transit routes, and other mixed-use development in the target area in place of dangerous, vacant buildings and empty, blighted, and/or contaminated lots. By addressing abandoned and decaying structures on brownfield sites, the Town in the Country initiative will remove

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

*** 3. Date Received:**

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

AL - Alabama

8. APPLICANT INFORMATION:

* a. Legal Name: City of Montevallo

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

63-60011321

*** c. Organizational DUNS:**

0705099630000

d. Address:

* Street1: 541 Main Street

Street2:

* City: Montevallo

County/Parish:

Shelby

* State:

AL: Alabama

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 35115-8520

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Herman

Middle Name:

* Last Name:

Lehman

Suffix:

Title: City Clerk & Treasurer

Organizational Affiliation:

City of Montevallo

* Telephone Number: 205-665-2555

Fax Number: 205-665-9203

* Email: hlehman@cityofmontevallo.com

SECTION C - NON-FEDERAL RESOURCES				
Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS
1	\$	\$	\$	\$
2				
3				
4				
5				
6	\$	\$	\$	\$

	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
	\$ 195,000.00	\$ 35,000.00	\$ 50,000.00	\$ 65,000.00	\$ 45,000.00
	\$				
	\$ 195,000.00	\$ 35,000.00	\$ 50,000.00	\$ 65,000.00	\$ 45,000.00

Program	FUTURE FUNDING PERIODS (YEARS)			
	(b) First	(c) Second	(d) Third	(e) Fourth
1. Statewide	\$ 40,000.00	\$ 40,000.00	\$ 30,000.00	\$
2. Statewide		20,000.00	15,000.00	
3. Statewide				
4. Statewide				
5. Statewide	\$	\$ 60,000.00	\$ 45,000.00	\$

	22. Indirect Charges:

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Montevallo, AL - "Town in the Country" Brownfield Revitalization Initiative

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

AL-6

* b. Program/Project

AL-6

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2018

* b. End Date:

09/30/2021

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Herman

Middle Name:

* Last Name:

Lehman

Suffix:

* Title:

City Clerk & Treasurer

* Telephone Number:

205-665-2555

Fax Number:

* Email:

hlehman@cityofmontevallo.com

* Signature of Authorized Representative:

Debby Raymond

* Date Signed:

11/16/2017

BUDGET INFORMATION - Non-Construction Programs

OMB Number: 4040-0006
Expiration Date: 01/31/2019

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. FY18 Brownfields Assessment Grants HAZARDOUS SUBSTANCES	66.818	\$ 0.00	\$	\$ 200,000.00	\$	\$ 200,000.00
2. FY18 Brownfields Assessment Grants PETROLEUM	66.818			100,000.00		100,000.00
3.						
4.						
5. Totals		\$	\$	\$ 300,000.00	\$	\$ 300,000.00

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1)	(2)	(3)	(4)	
	FY18 Brownfields Assessment Grants HAZARDOUS SUBSTANCES	FY18 Brownfields Assessment Grants PETROLEUM			
a. Personnel	\$	\$	\$	\$	\$
b. Fringe Benefits					
c. Travel	2,000.00	2,000.00			4,000.00
d. Equipment					
e. Supplies					
f. Contractual	198,000.00	98,000.00			296,000.00
g. Construction					
h. Other					
i. Total Direct Charges (sum of 6a-6h)	200,000.00	100,000.00			300,000.00
j. Indirect Charges					
k. TOTALS (sum of 6i and 6j)	200,000.00	100,000.00			300,000.00
7. Program Income	\$	\$	\$	\$	\$

Authorized for Local Reproduction

SECTION C - NON-FEDERAL RESOURCES

(a) Grant Program		(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS
8.	FY18 Brownfields Assessment Grants HAZARDOUS SUBSTANCES	\$	\$	\$	\$
9.	FY18 Brownfields Assessment Grants PETROLEUM				
10.					
11.					
12.	TOTAL (sum of lines 8-11)	\$	\$	\$	\$

SECTION D - FORECASTED CASH NEEDS

	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	\$ 195,000.00	\$ 35,000.00	\$ 50,000.00	\$ 65,000.00	\$ 45,000.00
14. Non-Federal	\$				
15. TOTAL (sum of lines 13 and 14)	\$ 195,000.00	\$ 35,000.00	\$ 50,000.00	\$ 65,000.00	\$ 45,000.00

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT

(a) Grant Program

FUTURE FUNDING PERIODS (YEARS)

	(b) First	(c) Second	(d) Third	(e) Fourth
16.	FY18 Brownfields Assessment Grants HAZARDOUS SUBSTANCES	\$ 40,000.00	\$ 30,000.00	\$
17.	FY18 Brownfields Assessment Grants PETROLEUM	20,000.00	15,000.00	
18.				
19.				
20. TOTAL (sum of lines 16 - 19)	\$ 60,000.00	\$ 45,000.00	\$	\$

SECTION F - OTHER BUDGET INFORMATION

21. Direct Charges:

22. Indirect Charges:

23. Remarks:

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		* If Revision, select appropriate letter(s): <div></div>
* 3. Date Received: <div>11/16/2017</div>		4. Applicant Identifier: <div></div>		
5a. Federal Entity Identifier: <div></div>		5b. Federal Award Identifier: <div></div>		
State Use Only:				
6. Date Received by State: <div></div>		7. State Application Identifier: <div>AL - Alabama</div>		
8. APPLICANT INFORMATION:				
* a. Legal Name: <div>City of Montevallo</div>				
* b. Employer/ taxpayer Identification Number (EIN/TIN): <div>63-60011321</div>		* c. Organizational DUNS: <div>0705099630000</div>		
d. Address:				
* Street1: <div>541 Main Street</div>				
Street2: <div></div>				
* City: <div>Montevallo</div>				
County/Parish: <div>Shelby</div>				
* State: <div>AL: Alabama</div>				
Province: <div></div>				
* Country: <div>USA: UNITED STATES</div>				
* Zip / Postal Code: <div>35115-8520</div>				
e. Organizational Unit:				
Department Name: <div></div>		Division Name: <div></div>		
f. Name and contact information of person to be contacted on matters involving this application:				
Prefix: <div></div>		* First Name: <div>Herman</div>		

Columbus County

ADMINISTRATION

R04-18-A-052

TELEPHONE
910-640-6630



TELEFAX
910-640-1654

November 15, 2017

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Atlanta Federal Center
61 Forsyth Street, SW 10th FL, Atlanta GA 30303-8960
Phone (404) 562-8923

Dear Ms. Alfano:

Columbus County is pleased to submit the attached application to the FY 2018 US EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount of \$300,000 (\$200,000 for Hazardous Substances and \$100,000 for Petroleum). This grant will greatly enhance the County's efforts to remediate commercial and industrial contamination in the Columbus County community. Columbus County has experienced "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates. The county seat of Columbus County, Whiteville, and the town of Chadbourn have been chosen as target areas. These target communities have over 4,500 student commuters on a daily basis traveling to over a dozen schools and 15 daycare centers. The percentage of family incomes of less than \$10,000 is almost three times the national rate in Chadbourn and nearly 5 times the national rate in Whiteville. In both Whiteville and Chadbourn, 100 percent of the female population with children under the age of 5 are currently below the poverty line.

As part of the ongoing implementation of the its 2012 Comprehensive Land Use Plan, Columbus County views the redevelopment of underutilized urban properties in its communities as a catalyst for the growth and development of the communities throughout the County. The County has targeted the City of Whiteville and the town of Chadbourn as target areas to spur this growth. A completed Resilient Redevelopment Plan (2017) has been prepared for Columbus County as one of the NC counties impacted by Hurricane Matthew. These efforts are being executed as part of the implementation of North Carolina's ReBuild NC program to facilitate funding for the resilient (sustainable) redevelopment of the areas affected by the hurricane. The purpose of the program is to provide a roadmap for community rebuilding and revitalization assistance for the communities that were damaged by the hurricane. The program empowers communities to prepare locally driven recovery plans to identify redevelopment strategies, innovative reconstruction projects, and other needed actions to allow each community not only to survive but also to thrive in an era when natural hazards are increasing in severity and frequency. After multiple public meetings, Columbus County has identified projects in four pillars: Housing, Infrastructure, Economic Development, and Environmental. This assessment project would provide leverage for these operations already in-place to develop an inventory of brownfield properties and assess the environmental condition of these properties to aid in the desired resilient redevelopment.

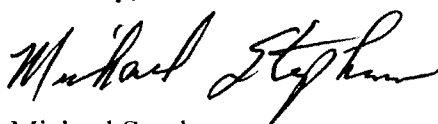
ADMINISTRATIVE BUILDING
111 WASHINGTON STREET • WHITEVILLE, NORTH CAROLINA 28472

With the closure of many of our industrial facilities in the later part of the 1900s, and the more recent economic recession and hurricane, Columbus County is in need of revitalization. Our hurricane redevelopment plan is a part of that, but funds are limited and assistance with our brownfields is needed as well.

Required Information	
a. Applicant Identification:	Columbus County, North Carolina 111 Washington Street, Suite 9 Whiteville, North Carolina 28472-3323
b. Funding Requested:	i. Grant type – Assessment ii. Assessment Type – Community Wide iii. Federal Funds Requested: \$300,000 iv. Contamination: Hazardous Substances \$200,000 and Petroleum \$100,000
c. Location:	Columbus County, North Carolina is located in the southeastern corner of North Carolina. The County is situated approximately 50 miles from the Atlantic Ocean within the fertile lowlands of the coastal plain and encompasses approximately 959 square miles.
d. Property Information:	N/A – not site specific
e. Contacts:	i. Project Director: Dr. Gary Lanier, Planning Dept./Economic Development Director Columbus County 111 Washington Street Whiteville, North Carolina 28472 glanier@columbusco.org (910) 640-6608 ii. Highest Elected Official James E. Prevatte, Chairman of the Columbus County Commissioners P.O. Box 905 Whiteville, North Carolina 28472 jprevatte@columbusco.org (910) 642-0400
f. Population:	i. General Population of jurisdiction – 56,505 ii. Non municipal Populations provide population of target areas or N/A if municipal applicant – N/A iii. The County affirms the target areas have exhibited “Persistent Poverty” >20% poverty for 30 years.
g. Regional Priorities Form/ Other Factors Checklist:	Attach to Cover letter
h. Letter from State Environmental Authority:	See attached letter from North Carolina Department of Environmental Quality

Columbus County appreciates the opportunity to apply for FY18 EPA Brownfields Community-wide Assessment Grant funding. If you have any questions, please do not hesitate to contact the project director, Dr. Gary Lanier, Planning Department/Economic Development Commission Director.

Sincerely,



Michael Stephens
Columbus County Manager



Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: Columbus County, North Carolina

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Assistance to Communities That Have Limited In-House Capacity to Manage Brownfield Projects
– This regional priority includes proposed projects that provide support to communities that have limited capacity or administrative infrastructure to effectively manage brownfields programs. Proposals that include partnerships among governmental entities having shared jurisdiction over the target sites (e.g. state, regional authorities, local governments) relate to this priority.

Page Number(s): 12

Assessment Other Factors Checklist

Please identify (with an x) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	2
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	9-10
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	10
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

November 2, 2017

Mr. Gary Lanier
Columbus County Economic Development
Commission, Planning Department
111 Washington Street
Whiteville, NC 28472

Re: U.S. EPA Brownfields Assessment Grant – Columbus County Economic Development Commission

Dear Mr. Lanier:

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the Columbus County Economic Development Commission (CEDC)'s application for a U.S. EPA Brownfields Assessment Grant. We understand that the CEDC plans to focus grant funding on targeted properties impacted with hazardous substances or petroleum compounds in the City of Whiteville and the Town of Chadbourn. The grant funding that the CEDC is now seeking will be a tremendous boon to revitalization of these communities.

We hope the CEDC is successfully awarded this grant, and we will continue to support you in your brownfields redevelopment efforts. The CEDC shows great vision by identifying brownfields as a key economic driver for these communities within Columbus County. This funding would facilitate your pursuit of that vision and result in environmental and public health benefits for these communities.

The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project(s). This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing. The Brownfields Program can also assist with outreach efforts to your local prospective developers regarding brownfields redevelopment and the liability relief and tax incentives available. The liability relief and tax incentives offered by a brownfields agreement can often facilitate deals that would not have been possible without an agreement.

We look forward to working with you regardless of a grant award or not. We truly believe successful brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

cc: Cindy Nolan, U.S. EPA Region 4
Justin Fabrizio, Terracon



1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions Columbus County is located in southeastern North Carolina, south of Fayetteville and west of Wilmington. Our County seat, Whiteville, is located approximately 65 miles inland from the east-coast Port of Wilmington, a major economic driver in the region. The County is situated within the fertile lowlands of the coastal plain. The Cape Fear, Lumber and Waccamaw Rivers have served as transportation arteries and recreational features since the settlement of the County. Columbus County has a rich railroad history as well. Depot museums in Whiteville, Chadbourn, Fair Bluff, and Lake Waccamaw have restored and are a source of great community pride.

With the County's favorable climate and long growing season, agriculture has long been the lead industry in Columbus County and has been the primary catalyst for its growth. At the inception of the County, the primary industry was the production of turpentine, which gave way to the lumber industry and eventually to agriculture as land was cleared during lumber operations. Cotton was the original king crop with cotton production beginning in the area in 1815. Tobacco production began in 1896, and following World War I, cotton was supplanted by tobacco. The second leading industry in the County continues to be the lumber industry. Boasting thousands of acres of forests, the County had at one time maintained over 50 sawmills and several furniture manufacturing plants. Manufactured products have included textiles, plywood, doors, windows, furniture, and a variety of tools.

The **Target Area of Whiteville** was established as the county seat in 1810. The railroad was first introduced to Whiteville in the 1840s. Whiteville had long been an agricultural community, but better roads and communications in the early twentieth century helped Whiteville to evolve into a bustling town. Public water and sewer lines were constructed in Whiteville in the 1920s. By 1930, Whiteville had a business district with practically every type of merchandise store. Whiteville however, also remained a hub for farming in North Carolina; its three main crops were tobacco, strawberries, and peanuts. With four highways leading into town, farmers could ship crops throughout the state. Significant industry in Whiteville consisted of lumber manufacturing, tobacco markets and tobacco re-dyeing plants. Reliance Guano Company, a commercial fertilizer producer, Columbus Cold Storage, a meat curing and storage facility, and the Vineland Ice Company, an ice production facility, were prominent industrial facilities in Whiteville during the middle part of the 1900s.

The second **Target Area of Chadbourn** was established in 1882, and was originally known as Timberville as it begun as a sawmill settlement. It is also the 2nd largest community in the County next to Whiteville. Strawberries have been celebrated in Chadbourn since the early 1900s and it is home to the NC Strawberry Festival, which is the longest-running agricultural festival in the state. As in Whiteville and the rest of the County, agriculture has been the primary industry here. Chadbourn has been home to various manufacturing and industrial facilities including a cotton gin, potato storage plant, dehydration plant, veneering facility, cinder and cement block production facility, and agricultural processing plants. Significant industrial facilities included the Columbus Manufacturing Company, which produced crates and cups to ship strawberries to northern states, Columbus Ice and Fuel Company, an ice production and fuel supply facility, and Sledge and Sons, a lumber manufacturer.

A major event that happened just one year ago severely impacted Columbus County. In October 2016, Hurricane Matthew caused widespread destruction in the Caribbean and up the Eastern Seaboard of the United States (U.S.), making landfall on the South Carolina coast just

Columbus County, North Carolina
FY2018 US EPA Brownfields Assessment Grant



southeast of Columbus County. Hurricane Matthew was an extraordinarily severe and sustained event that brought record flooding to the region. During a 36-hour period, up to 18 inches of heavy rainfall inundated areas in central and eastern North Carolina. Riverine flooding began several days after Hurricane Matthew passed and lasted for more than 2 weeks (spreading both flood waters and contamination). Entire towns were flooded. In North Carolina, at least 26 people lost their lives, and 100,000 homes, businesses, and government buildings sustained damage. Hurricane Matthew also had a significant impact on the agriculture and agribusiness economy in eastern North Carolina. (Hurricane Mathew - Columbus County Resilient Redevelopment Plan - May 2017). Columbus County personal and financial impacts were significant (see 1.c.i. below).

With the closure of many of our industrial facilities in the later part of the 1900s, and the more recent economic recession and hurricane, Columbus County is in need of revitalization. Our hurricane redevelopment plan is a part of that, but funds are limited and assistance with our brownfields is needed as well.

1.a.ii. Demographic Information and Indicators of Need Columbus County and the target areas of Whiteville and Chadbourn exhibit a higher percent-minority population, a high level of poverty and low median household incomes compared to the state and the US. Columbus County has experienced “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates. According to the 1990 census, Columbus County had a 24% poverty rate. Chronic poverty continues in Columbus County with Whiteville’s poverty rate increased to 40% and Chadbourn’s poverty rate at 33.5%. The percentage of family incomes of less than \$10,000 is almost three times the national rate in Chadbourn and nearly 5 times the national rate in Whiteville. In both Whiteville and Chadbourn, 100 percent of the single female population with children under the age of 5 are currently below the poverty line. Median household income in Columbus County is more than 35% lower the national rate.

	Chadbourn, NC	Whiteville, NC	Columbus County	North Carolina	National
Population	2,169¹	5,509¹	56,505 ¹	10,146,788 ¹	316,127,513 ¹
Unemployment	7.2% ¹	16.4% ¹	9% ¹	9.4% ¹	8.3% ¹
Poverty Rate	33.5%¹	40%¹	23.5 ¹	17.4 ¹	15.5% ¹
Minority	67%¹	52.5%¹	30.3% ¹	23.9 ¹	37.8% ²
Median HH Income	\$33,864¹	\$24,011¹	\$34,949 ¹	\$46,868 ¹	\$53,889 ¹
African-American	62.1% ¹	39.9% ¹	30.4% ¹	21.5% ¹	12.6% ¹
Families income < \$10,000	13.7% ¹	22.7%¹	8.5 ¹	5.3 ¹	4.7 ¹
Public Assistance/SNAP	30.3% ¹	29.9% ¹	21.4% ¹	14.6% ¹	13.2% ¹
Per Capita Income	\$14,687 ¹	\$18,541 ¹	\$19,814 ¹	\$25,920 ¹	\$28,930 ¹
Female no husband with Children under 5 in poverty	100%¹	100%¹	78% ¹	51% ¹	46% ¹
Female no husband with Children under 18 in poverty	63.7% ¹	61.4% ¹	49% ¹	43.5% ¹	40.51% ¹
Unemployed No Health Ins.	58.7%	56.9% ¹	55.7% ¹	48.2% ¹	40.6% ¹
Low Birth Rate	-	-	105.26% ³	88.15% ³	79.98% ³
No H.S. Diploma 25+	23.9% ¹	20.2 ¹	20.4 ¹	14.2% ¹	13.3% ¹

¹Data are from the 2011-2015 American Community Survey (ACS) 5-Year Estimates available on American FactFinder (AFF) at https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml ²Data from the 2011-2015 ACS 5-Year Estimates available on AFF at https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml. *Percent minority is derived from the HISPANIC/LATINO AND RACE population table (i.e., sum of the Hispanic or Latino (of any race), Black of African American alone, American Indian and Alaska Native alone, Asian alone, Native Hawaiian and Other Pacific Islander alone, Some other race alone and two or more races percentages)* ³HRSA 2010-2014.

1.a.iii. Description of the Brownfields The later part of the 1900s saw the closure and abandonment of several commercial and industrial operations. The majority of these properties in



Whiteville and Chadbourn have remained vacant and not redeveloped due to concerns of potential contamination. Furthermore, these facilities are located in areas surrounded by residential development and/or retail operations that are frequented by area residents exposing them to the potential contaminants. A selection of the brownfields properties identified for evaluation as part of this proposed project are discussed below. These sites have been identified by community officials and residents in preparation for this project, and some have been targets for rehabilitation for quite some time.

Chadbourn's **Ithaca Plant**, a former sewing factory and tire storage facility, was once an economic engine of the town, and at its peak, employed many women from the local community. When the sewing operation closed, a tire warehouse operation was operated on-site. The tire warehouse was eventually destroyed in a fire. This site and the surrounding properties have been exposed to contaminants not only from the textile and tire operations, but also from the fire that destroyed the building and its tire component contents including particulates, VOCs, PAHs, dioxins, furans, PCBs, and metals. Textile facilities like the former Ithaca Plant are known for producing a significant amount of waste including wastewater laden with dyes, disinfectants, finishing salts, dye fixing agents; air contaminants such as VOCs, cotton dust, and chlorine; and potential spills of petroleum products and other process materials. These pollutants represent significant acute and chronic health hazards including irritation of the skin, eyes, and mucous membranes, respiratory effects, central nervous system depression, and cancer. OSHA indicates that cotton dust may contain substances including ground-up plant matter, fiber, bacteria, fungi, soil and pesticides. According to 2010 census data, 43% of the population within one mile of this property consists of individuals 65 years or older or 17 years and younger, and is 59% minority and 33% children. The property bordered by single-family residences in all directions. The County envisions this property being converted into a multi-use court facility for community recreational use.

The **West 100 Block of North Brown Street** in Chadbourn, located in a commercial retail setting, this property has most recently housed a pool hall, beauty salon and office space. The buildings presently located on this property are vacant and the property is used only for public parking. The East 100 Block of North Brown Street contains the **Arts Building**, which is currently abandoned, but once housed a local drug store. The property is owned by the Chadbourn Revitalization Corp, a local revitalization group with limited resources. This unique building and its central location make it ideal for redevelopment. A section of the Carolina Southern Railway extends along the southern perimeter of these properties. Arsenic, creosote, and PAH contamination are commonly found along railroads. Petroleum product and industrial chemical contaminants can be found along railroads as a result of releases from loading/offloading and rail accidents. Redevelopment plans for this area include mixed-use (retail/residential) with public parking all designed to enhance this area, which is already a focal point for residents and visitors due to the presence of the nearby Chadbourn Depot museum.

In Whiteville, the **623 Columbus Apparel Road property** was historically used as an auto repair business including bumper repair. Along with petroleum products, contaminants such as solvents, paint, finishing chemicals, and sandblasting waste are associated with such operations. A recent potential sale and redevelopment of this property into a medical clinic failed, due to potential contamination concerns. Residential properties border this site to the south and southeast. According to 2010 census date, 37% of the population within one mile of this site are minorities and 29% are children. The Columbus Regional Healthcare System hospital and the Whiteville Recreation Center are located within a half-mile of this property. The County hopes that if the



environmental concerns associated with this property can be addressed through the proposed project that the failed attempt to redevelop the property into a medical clinic can be renewed.

The **218 East Main Street property** in Whiteville contains an abandoned tobacco warehouse along an abandoned railroad. In addition to the previously identified contaminants associated with rail lines, over 200 regulated and unregulated pesticides were commonly used in tobacco operations. This property may have been exposed to chemicals including chlordane, DDT, lindane and arsenic. The environmental impacts of tobacco operations are many, and assessments are needed to determine the presence and extent of contamination. Single-family residences are located within 400 feet of this property to the north and south, and a church is located adjacently south of this site. The property has sat vacant and in derelict condition for many years.

Property located to the east of the NC Museum of Science – Whiteville Branch at **429 South Madison Street** contains another historically underutilized building. This building historically contained an automotive repair operation, but has recently contained office space. The County plans to use this property to expand the adjacent science museum. The **Lewis Smith Shopping Center** has been developed as a strip mall-style retail facility for over 50 years. Prior to the construction of the shopping center, a warehouse occupied the property. The use of this warehouse remains unclear. These properties are possible sources of contaminants such as petroleum products, solvents, and heavy metals. Central Middle School serving 507 students and Edgewood Elementary School serving 470 students are located within one mile of these sites. Furthermore, these properties located in within Whiteville's Downtown Service District. The 2010 census reports that 57% of the population within one mile of these properties are minorities. The ACS indicates that 37% of households within a mile radius of these properties have an annual household income below \$15,000. Redevelopment plans for this property consist of the construction of a retirement community aimed at expanding the local tax base and bringing a concentration of residents and potential consumers to the heart of downtown Whiteville.

Former operations at the identified brownfields properties have negatively impacted the target communities. Former employees and residents of this area may have had long-term exposure to asbestos, lead-based paint, chlorine, heavy metals, petroleum products, pesticides, PCBs and VOCs/SVOCs. These types of exposures could be linked to the public health issues identified in the 2016 Columbus County Community Health Report which identified elevated occurrences of chronic diseases and cardiovascular disease, and nearly double the unintentional poisoning deaths when compared to the State of North Carolina.

1.b. Welfare, Environmental, and Public Health Impacts

1.b.i Welfare Impacts As shown in the demographic table (1.a.ii), Whiteville and Chadbourn are poorer, less educated, less employed and more dependent on government assistance programs than the average American. Approximately 30% of Whiteville and Chadbourn residents are utilizing public assistance programs, which is more than twice the state and national average. Whiteville and Chadbourn have violent crime rates 279% and 245% higher than the national rate, and property crime rates 431% and 389% higher than the national rate (city-data.com). These crime rates are indicative of derelict, vacant properties and abandoned buildings in these communities. Such areas cause the diversion of municipal funding to policing and public safety rather than redevelopment initiatives, infrastructure improvements, and workforce development. In Columbus County, 8% of households do not have a vehicle available (ACS 5-year Estimates (2011-2015), Table B25044, "Tenure by Vehicles Available".) Access to healthy food source options, safe and desirable public recreational areas, and public transportation are severely lacking. Over 4,500 students are commuted daily to Whiteville's 9 schools, which is 82% of the city's population. The attractive nuisance of



abandoned structures encourages the large percentage of children and teen residents in these communities to explore these areas presenting health and safety concerns due to the potential exposure to contaminants, poor condition of structures and abundance of crime. The obvious blight of brownfield properties within the target areas has produced an economic and social drain resulting in gradual and continuous disinvestment and disinterest. Due to the loss of significant employment opportunities, the physical decay of community property, and added devastation from events like Hurricane Matthew in 2016 (see 1.b.ii. below), the overall quality of life and sense of community pride have become equally eroded.

1.b.ii. Cumulative Environmental Issues The steady growth of the County and target areas in the late-1800s and early 1900s led to a prosperous period for area communities. Being the two largest communities in the County during that time period, Whiteville and Chadbourn were hubs for that prosperity. However, that also made them hubs for agricultural processing, manufacturing, raw materials storage, and shipping operations. These operations exposed the surrounding communities to a variety of potential toxins via air, soil and water. During the 2016 flooding caused by Hurricane Matthew, flood waters ran across all properties in Whiteville including at least 3 registered polluters, 6 superfund sites, and 222 tanks & spills (www.homefacts.com).

The NC Department of Environmental Quality (NCDEQ) has identified several landfills, hazardous waste and underground storage tank sites in and around Whiteville and Chadbourn. The Whiteville and Chadbourn Dump sites served as municipal landfills prior to landfill regulation. Without regulatory oversight, these dumps became sources of a variety of contaminants. Very little, if anything, was done to mitigate their impact on surrounding soils and underlying groundwater. The Whiteville and Chadbourn Dumps have not yet been investigated by NCDEQ; therefore, their potential impact on these communities is unknown. Seven inactive hazardous waste sites have been identified by NCDEQ in Whiteville and Chadbourn (<https://files.nc.gov/ncdeq/>). These sites are known to or suspected to have released hazardous substances to the environment. These contaminants are some of the most toxic substances to which individuals and the environment could be exposed, and are linked to an array of health concerns both acute and chronic.

1.b.iii. Cumulative Public Health Impacts According to the Health Resources and Services Administration (HRSA), an agency of the U.S. Department of Health and Human Services, Columbus County is a Medically Underserved Area with Chadbourn and Whiteville being specific Health Professional Shortage Areas for primary care, dental health, and mental health. The County Health Rankings & Roadmaps (CHR&R) web site, a program of the Robert Wood Johnson Foundation (RWJF), reports 3,160 residents per physician in Columbus County compared to the U.S. rate of 1,040 residents per physician. The 623 Columbus Apparel Road property in Whiteville was specifically prevented from being redeveloped into a medical clinic due to the negative environmental stigma associated with the property. The 2016 Focus on Health Report completed by the Columbus County Health Department identified focus areas of chronic disease prevention (primarily diabetes prevention by emphasizing the addition of more fruits & vegetables), obesity, and substance abuse. The report discussed the emerging issue of youth suicide, along with unintentional poisoning deaths twice the state average, homicides at double the national average, high infant mortality, high levels of pneumonia, cardiovascular disease and teen pregnancy. The USDA identifies Whiteville as a Food Desert with 5.8% of households not having cars located more than ½ mile from a supermarket. CHR&R indicates that Columbus County ranks 97th out of 100 NC counties for overall health outcomes. CHR&R also indicates that while premature deaths have been declining overall in North Carolina and the U.S., they have been increasing in Columbus County over the past 10 years. Columbus County residents have a higher rate of poor/fair health,

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low birth weight, child mortality, infant mortality, diabetes and HIV prevalence, teen births, and being uninsured than the U.S. median. CHR&R data indicates that the percentage of children in poverty in a single parent household in Whiteville, Chadbourn and Columbus County is 50 to 100% higher than that of the U.S. The National Cancer Institute states that Columbus County residents have a 15% higher cancer rate per 100,000 individuals than the North Carolina rate and a 25% higher cancer rate per 100,000 individuals than the U.S. rate.

Historic Use	Associated Contaminants	Resulting Human Health Impacts
<i>Textile Plant (Ithaca Plant)</i>	<i>Fuels, solvents, oils, asbestos, high alkalinity wastewater, arsenic</i>	<i>Asbestos – Increased rates of lung, throat, larynx, stomach, colon and rectal cancer & lung diseases; asbestosis. Arsenic – Skin/lung/bladder/kidney cancer. chromosome damage. NOx - increased likelihood of respiratory problems; inflames lining of the lungs; reduces immunity to lung infections.</i>
<i>Tire Fire (Ithaca Plant)</i>	<i>Particulates, CO, SO2, NOx, VOCs, PAHs, dioxins, furans, PCBs, metals</i>	<i>Dioxins/Furans - cancer causing; changes in hormone levels skin disease called chloracne; fetal development changes; decreased ability to reproduce; suppressed immune system. Mercury – toxic effects on the nervous, digestive and immune systems and lungs, kidneys, skin and eyes.</i>
<i>Automotive Services (429 S. Madison/ 623 Columbus Apparel Road)</i>	<i>Fuels, oils, VOCs, PAHs, TRPH, metals</i>	<i>Chlorine – asthma, cancer, damage to unborn babies. PCBs – highly toxic; reproductive and developmental problems, immune system damage, hormone interference; carcinogenic Lead – attacks nervous system; reduced intelligence; behavioral/ learning difficulties, high risk to children & fetus; death VOCs/SVOCs/PAHs – irritation to eyes, nose & throat; headaches, nausea & problems to the nervous system; cancer.</i>
<i>218 E. Main St Railroad</i>	<i>Arsenic, creosote, PAHs</i>	<i>Petroleum products – negative effects to nervous system, blood and kidneys; cancer.</i>
<i>218 E. Main Street Tobacco Warehouse</i>	<i>Fuels, lubricants, asbestos, metals, pesticides, fumigants</i>	<i>Pesticides – cancer (leukemia, non-Hodgkin's lymphoma, brain), nervous and reproductive system, liver, asthma issues Sediments – PCBs, DDT, mercury – suspected carcinogens, toxic effects on the nervous, digestive and immune systems and lungs, kidneys, skin, hormones.</i>

1.c. Financial Need

1.c.i. Economic Conditions With the steady decline of commercial and manufacturing operations in the target areas through the later part of the 1900s, economic growth became stagnant. As a result, over 23% of the Columbus County population lives below the poverty line. In Whiteville and Chadbourn, poverty rates are 40% and 33.5%, respectively, which are greater than twice the U.S. poverty rate. The unemployment rate in Whiteville is twice the national rate. The percentage of family incomes below \$10,000 is almost three times the national rate in Chadbourn and nearly 5 times the national rate in Whiteville. The U.S. Census Bureau reports that population has decreased by nearly 3% since 2010 with the rate of employment decreasing by 4.4%. The County's job growth rate is -0.71% compared to the national rate of 1.59% (Sperling's Best Places).

Economic stimulus activities took a major hit due to Hurricane Matthew's destruction in October 2016. Funding that could have been directed to economic development initiatives is being diverted to disaster cleanup and recovery, and infrastructure repair and rehabilitation. Investors have turned to areas more ready for development. According to FEMA Individual Assistance claims as of March 23, 2017, there were 5,189 registrations for Individual Assistance in Columbus County as a result of Hurricane Matthew. National Flood Insurance Program (NFIP) claims totaled 93 and SBA home loan applications totaled 470. Additional claims from Hurricane Matthew may still be pending, so these totals may not reflect the final claims data from the event. The majority



of downtown Whiteville was also impacted. Many Whiteville businesses are located outside of the NFIP flood hazard area and therefore did not have flood insurance. Based on FEMA meetings with County representatives, impacts to housing from Hurricane Matthew were substantial. (Hurricane Mathew - Columbus County Resilient Redevelopment Plan May 2017).

1.c.ii. Economic Effects of Brownfields The brownfield sites identified for this project specifically represent former job and revenue producing facilities that are no longer in operation. The closure of these facilities and the subsequent lack of redevelopment of these properties has left an employment opportunity void in the heart of the County. Proposed redevelopment of several of these properties has already been stalled by the stigma of potential environmental issues associated with these properties (623 Columbus Apparel Road property discussed above). With the additional impact of Hurricane Matthew, many investors have turned their funding focus to the rehabilitation of existing businesses and away from redevelopment of properties that were already in a blighted state prior the storm.

DataUSA reports the median property value in Columbus County is \$83,900 with a growth rate of only 0.36% compared to a national median property value of \$194,500 with a growth rate of 7.34%. The County's median household income is 37% lower than the national median household income. Medicare reimbursements in Columbus County are approximately 11.5% higher than the national average. Brownfields properties represent another roadblock to redevelopment and economic stimulation to Columbus County communities that are already dealing with disaster recovery, a depressed economy, high poverty, high unemployment, higher dependence on public assistance and lower property values.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Redevelopment Strategy, and Timing and Implementation

i. Project Description and Alignment with Revitalization Plans As part of the ongoing implementation of the its 2012 Comprehensive Land Use Plan, Columbus County views the redevelopment of underutilized urban properties in its communities as a catalyst for the growth and development of the communities throughout the County. The County has targeted the City of Whiteville and the town of Chadbourn as target areas to spur this growth. A completed Resilient Redevelopment Plan (2017) has been prepared for Columbus County as one of the NC counties impacted by Hurricane Matthew. These efforts are being executed as part of the implementation of North Carolina's ReBuild NC program to facilitate funding for the resilient (sustainable) redevelopment of the areas affected by the hurricane. The purpose of the program is to provide a roadmap for community rebuilding and revitalization assistance for the communities that were damaged by the hurricane. The program empowers communities to prepare locally driven recovery plans to identify redevelopment strategies, innovative reconstruction projects, and other needed actions to allow each community not only to survive but also to thrive in an era when natural hazards are increasing in severity and frequency. After multiple public meetings, Columbus County has identified projects in four pillars: Housing, Infrastructure, Economic Development, and Environmental. This assessment project would provide leverage for these operations already in-place to develop an inventory of brownfield properties and assess the environmental condition of these properties to aid in the desired resilient redevelopment. Additionally, Columbus County communities were recently awarded over \$1.4 million in grants from the Golden LEAF foundation for upgrades and repairs to water, sewer, and storm water infrastructure throughout the county with a goal of mitigating the type of devastation endured during Hurricane Matthew.

2.a.ii. Redevelopment Strategy Columbus County will leverage the momentum created by the on-going hurricane relief and the Rebuild NC program to promote resilient, sustainable

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redevelopment. The County and the target communities have proposed redevelopment of the identified brownfields properties for use as athletic complexes, mixed-use retail, multi-family residential facilities, a retirement community, science museum expansion, and public parking facilities. These projects are designed to bring residents back to Columbus County specifically the downtown areas of Whiteville and Chadbourn. They will provide new services and new points of interest in these areas as well as creating jobs. With the proposed expansion of the Whiteville Branch of the NC Science Museum and the addition of mixed-use development and public parking around the Chadbourn Depot Museum, the cultural and tourism sectors of these communities will also experience a much needed enhancement.

Columbus County sits in a prime location adjacent to coastal communities in both North and South Carolina. However, with the construction of the U.S. Highway 74 Bypass and the planned conversion of this bypass to Interstate 74, Columbus County communities have become and will continue to be bypassed as tourist destinations and desired places of living. The revitalization of these communities along with job-creating projects such as the International Logistics Park, the Southeast Regional Industrial Park, and other similar economic development projects seek to capitalize on the increased traffic passing through Columbus County. (The International Logistics Park is a 1,029-acre joint county industrial site on the Brunswick/Columbus County border offering the highest level of incentives available under the NC Port Enhancement Zone with additional tax credits for new and existing customers of the NC Ports at Wilmington.) Instead of the U.S. 74 Bypass and future Interstate Hwy being a cause for the observed economic downturn, it can serve as a thoroughfare to funnel people and investment to the County and its communities. Existing transportation infrastructure along with extensive water, sewer, and telecommunications networks in the target areas offer a robust environment to ease the desired redevelopment. Targeted brownfields properties are generally already serviced by this infrastructure. The installation of supporting infrastructure would not be a hindrance to redevelopment activities.

2.a.iii Timing and Implementation The timing and implementation of the key activities are outlined below to ensure that all grant funding will be expended within three years. Furthermore, we have identified proposed lead personnel responsible for the completion of each of the activities.

(a) Contractor procurement. The pre-award process for contractor selection will commence once the award notification is received with the intention of having a contract established directly following the grant award. Columbus County plans to prepare a contractor RFQ. The procurement of contractors will be completed in full compliance with state and federal guidelines, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The County's RFQ process typically takes 90 days including the following internal steps and approvals. The sealed bid and RFQ process will be administered by the County's Purchasing department and reviewed by the using agency. The county manager will execute a contract to the selected contractor, within 30 days of receipt of the formal grant award. **(b) Site inventory, identification, and prioritization/selection process.** Columbus County along with residents and local officials from the City of Whiteville and the town of Chadbourn have identified a preliminary inventory of 13 brownfields sites. Eight of the sites are located in Whiteville with the remaining five situated in Chadbourn. County and target area representatives are continuing to work with members of the community to identify additional sites. Additional sites will be added to the inventory based on historical need as well as candidate sites that are identified as part of the on-going Hurricane Matthew recovery efforts. The preliminary inventory was developed through research and meetings between County and target area residents and officials. Community input on the site inventory was received at the Whiteville City Council meeting on September 12, 2017 and the Chadbourn Town Council meeting on October 3, 2017.



The community will continue to be engaged in this process with a brownfields advisory board established including community members and county and target area officials. The prioritization and selection process will focus on the sites' ability to meet the EPA's Eligibility Criteria; potential for site access; environmental, safety or public health concerns; ability to leverage with additional grant funding and infrastructure projects; and potential for timeliness of project implementation.

(c) Obtaining and securing site access. In an effort to maximize the effectiveness of the grant within the three-year grant period, the County in cooperation with target area representatives is identifying publicly-owned sites as well as sites with known motivated owners. While the assessment of this initial inventory of sites is completed, the brownfields advisory board will work with the community to expand the site inventory and prioritize sites. To ease the site access process, stakeholders will be informed of the benefits of the brownfields program and property owners of priority sites will be personally invited to community meetings.

2.b. Task Descriptions and Budget Table

2.b.i. Task Descriptions Phase I/II Assessments

Task 1. Outreach: Total Budget is \$17,150 for Contractual Services (\$12,900 Haz. / \$4,250 Pet.). Develop/maintain strategic partnerships and create a Community Involvement Plan (CIP) \$5,500 (\$4,000H/\$1,500P); disseminate information/comments to and from community and stakeholders, host community meetings; seek input on site selection (8) planned meetings @ \$1,300 each = \$10,400 (\$7,400H/\$3,000P). Budgeted \$1,250 for printed materials (\$900H/\$350P) to support outreach activities. **Task 2. Phase I/II Assessments: Budget Total \$236,100** for Contractual Services (\$150,500 Haz. / \$85,600 Pet.). Consultant to conduct Environmental Site Assessment activities (ESAs) at selected sites: 13 ASTM-AAI compliant Phase I ESA's @ \$3,250 = \$42,250 (9H/4P); 1 Generic Quality Assurance Plan (QAPP) @ \$4,650, 8 SS-QAPPs @ \$3,150 = \$25,200 (5H/3P); 8 Phase II ESAs estimated @ \$20,500 each = \$164,000 (5H/3P). Cost estimates are based on the consultant's experience and cost basis research conduct in preparation for this proposal. Phase II ESA cost will vary due to the complexity of the site and the type of contaminant. Phase I and Phase II funds may be used for Asbestos and Lead-based Paint surveys to support preparation of permits for building demolition or renovation activities on brownfields properties. **Task 3. Cleanup Plan/ABCA: Total budget of \$21,000** for Contractual Services (\$15,750 Haz. / \$5,250 Pet.). Funding will develop site appropriate remediation and/or reuse plans to reduce risks to health and environment for selected sites. Community vision and goals will be considered in county-wide remediation/reuse planning. 4 Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans (3H/1P) @ \$5,250 each. **Task 4. Programmatic Support: Total Budget \$25,750** (\$20,850 Haz. /\$4,900 Pet.). Gary Lanier, Economic Development Commission Director, will directly oversee grant implementation and administration and, as necessary and in support of its activities, and will secure contractual support to ensure compliance with EPA cooperative agreement terms and conditions (budgeted \$5,000 in personnel costs based on 100 hours of staff time at \$50/hour) (\$4,000 Haz./\$1,000 Pet.); County Staff have budgeted \$5,250 (\$4,000 Haz./\$1,250 Pet.) to supplement travel funds for County staff attendance at national/regional brownfields-related training conferences/workshops. The competitively bid and contracted qualified environmental consultant will complete EPA quarterly reports, MBE/WBE forms, and EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. \$15,500 is budgeted for contractual programmatic support (\$12,850 Haz. /\$2,650 Pet.) Columbus County will consider additional time and efforts of its employees in the project as in-kind leveraged resources.

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2.b.ii. Budget Table

Hazardous Substances					
	Outreach & Site Identification	Phase I/II Assessments	Cleanup Plan/ABCA	Programmatic Support	Total
Personnel	0	0	0	\$4,000	\$4,000
Travel		0	0	\$4,000	\$4,000
Supplies		0	0	0	0
Contractual	\$12,900	\$150,500	\$15,750	\$12,850	\$192,000
Total	\$12,900	\$150,500	\$15,750	\$20,850	\$200,000
Petroleum Products					
	Outreach & Site Identification	Phase I/II Assessments	Cleanup Plan/ABCA	Programmatic Support	Total
Personnel	0	0	0	\$1,000	\$1,000
Travel		0	0	\$1,250	\$1,250
Supplies		0	0	0	0
Contractual	\$4,250	\$85,600	\$5,250	\$2,650	\$97,750
Total	\$4,250	\$85,600	\$5,250	\$4,900	\$100,000
Grand Total	\$17,150	\$236,100	\$21,000	\$25,750	\$300,000

2.c. Ability to Leverage The proposed project will leverage several active programs already at work in the Columbus County community. As discussed above, a preliminary inventory of 13 brownfields sites, focused in our two target areas, have been identified. Based on public input we expect others to be identified. Time and effort of County staff, in excess of that shown under Programmatic Support in Section 2.b.i, is considered in kind leveraged services. The table below illustrates that the County has already secured nearly \$3.5 million in grant funding for infrastructure and disaster relief, and has an additional \$1.5 million in potential funding currently pending for similar projects, which will help secure the success of our revitalization efforts.

Source	Purpose/Role	Amount (\$)	Status <i>(secured resource with attached documentation, pending or potential resource)</i>
Golden LEAF Foundation	Stormwater planning in Whiteville's downtown Municipal Service District	\$150,000	Secured resource
Rural Infrastructure Grant	Water and sewer infrastructure improvements for International Logistics Park	\$2,120,938	Secured resource
NC Catalyst Grant	Completed infrastructure repairs & ¼-mile fitness trail; \$50,000 county match	\$500,000	Secured resource
CDBG-Scattered Housing Grant (2011)	Completion of 3 reconstructions for low income residences	\$400,000	Secured resource
CDBG-Infrastructure Hookup Grant	Connect 30 low to moderate income residents to county water system	\$75,000	Secured resource
CDBG-Scattered Housing Grant (2008)	Completion of 3 reconstructions for low income residences	\$400,000	Secured resource
Golden LEAF Foundation	Water infrastructure for the International Logistics Park	\$1,500,000	Pending resource

The County can also leverage the NC Brownfields Program. The County has an established partnership and will work cooperatively with NCDEQ. The NC Brownfields Program allows prospective purchasers to acquire brownfields properties and enter into brownfields agreements protecting the purchaser from environmental liability associated with existing contamination. They



also receive tax incentives, which significantly reduce property taxes on the improved value of the site for five years following redevelopment.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan The County will prepare a formal CIP as an initial phase of the proposed project (see Section 2.b.i). The CIP will outline community engagement activities, schedule, project background and key personnel. Input will be sought on assessment site selection, cleanup alternatives and reuse planning. The CIP will be compatible with and build on the ongoing public involvement. As highlighted in Section 3.a.ii below, the County has established a series of strategies and methods to effect its engagement goals based upon observations/experience of what has worked best and the challenges to expect within the targeted communities. Key stakeholders will be identified (see list of Community Organizations), including citizens' groups, property owners, business organizations and developers. The County's goals for its community involvement efforts are: 1) to give the public accessible, accurate, timely and understandable information; 2) to ensure adequate time and opportunity for the community to provide informed and meaningful participation; 3) for that input to be considered; and 4) for program activities and decisions to reflect community concerns, questions and information needs. The County has facilitated the dissemination of information regarding the pursuit of this brownfields project, including site identification, through participation at Whiteville City Council and Chadbourn Town Council meetings (September 12 and October 3, 2017, respectively) as well as through online postings. Both target area appointed officials and community members were given the opportunity to provide input on the County's proposed plan.

3.a.ii. Communicating Progress As described above, a CIP will be developed to address community engagement and public involvement. Public meetings will be held semi-annually during the three-year grant period. These meetings will inform the community, engage the public, and solicit community feedback and involvement. Meetings will be held at the completion of significant project milestones including the completion of the site inventory, Phase I and II ESAs, and the final reports. Links to the CIP, quarterly updates and other grant related documents will be provided on the County's webpage and email distribution lists. Copies of these materials will also be made available for review at the Economic Development Commission office in Whiteville and the Columbus County Public Libraries in Whiteville and Chadbourn. Social media will be utilized to disseminate project information on a more frequent basis. Traditional mailing lists will be used for the distribution of project information to properties in the immediate vicinity of project sites only to reduce mailing-related costs and conduct community involvement efficiently and in an environmentally-friendly manner. Community members will be encouraged to join an email distribution list and to follow the project on social media to remain abreast of the most current project news. Partnerships with schools, youth organizations, churches and neighborhood associations will be encouraged. Cooperative partnerships committed to outreach assistance will be asked to help to publicize project progress, events and accomplishments. In consideration of the Central Brownfields Repository to eliminate wasted printing costs, public copies for review will be provided as described above. Electronic copy distribution and the use of social media have been identified as highly preferable in planning efforts to date and has been chosen as the primary vehicle in the County's communication plan. If requested, documents will be translated for non-English speaking community members and interpreters will be available at public meetings. Successful input at our recent meetings to identify assessment sites, and our ongoing efforts at hurricane recovery, gives us confidence that we can be effective with this outreach.

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3.b. Partnerships with Government Agencies

3.b.i. Local/State/Tribal Environmental Authority NCDEQ serves as the state environmental regulatory agency. The County has established a partnership with NCDEQ and will work with NCDEQ to implement the brownfields grant. Input will be sought on site eligibility, and review of assessment and cleanup planning reports. The County will ensure that cleanups are overseen by NCDEQ or a qualified environmental professional. The County will encourage prospective developers cleaning up brownfields sites to enter the State program.

3.b.ii. Other Governmental Partnerships The County's existing CDBG programs including Scattered Site Housing, NC Catalyst, Single-Family Rehabilitation Program and Urgent Repair Program grants will support the proposed project by continuing to repair and rehabilitate housing and infrastructure in the target areas. Through the CDBG program, the County also has partnerships with U.S. Department of Housing & Urban Development and the USDA through its Rural Infrastructure grant program. The County's Sheriff's Department works with the U.S. Department of Justice. The County has also partnered with the U.S. Department of Health & Human Services – Division of Child & Family Services and the NC Department of Public Health.

As part of its Comprehensive Transportation Plan, the County will continue to work with its municipalities, the Cape Fear Rural Planning Organization, and the NC Department of Transportation (NCDOT)-Transportation Planning Branch, to further develop the County's multimodal transportation network. Ongoing projects that will have direct impact on efforts associated with the grant implementation include the I-74 project through the Chadbourn and Whiteville corridor, the I-20 project extending from the South Carolina state line to Chadbourn, and various upgrades to U.S. Highways 74 and 701 and NC Highways 87 and 130. The County also partners with NCDOT through its NC airports grant program.

The County will utilize the expertise and experience of local EPA staff throughout the implementation of the grant to ensure maximum effectiveness and efficiencies.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization Descriptions & Role Whiteville and Chadbourn have pledged their full support to the County and have been working cooperatively to identify potential brownfield sites and redevelopment plans. The following organizations have committed their support to the planning and implementation of this project.

Organization Name	Description of Agency / Contact	Role and Commitment
Columbus County Chamber of Commerce	Promotes, develops, & supports commerce & tourism; create positive economic and business climate.	Meeting space for brownfields advisory board meetings.
Columbus Jobs Foundation	Works with to cultivate business and industry and spur economic growth.	Assistance with community outreach and will supply refreshments for public meetings.
Columbus County DREAM Center, Inc.	Works to empower the Columbus County community toward a healthy and safe environment.	Meeting space, brownfields advisory board representative, distribute information flyers, community outreach and announce meetings.
Families First, Inc.	Provides shelter and services to victims of domestic violence and sexual assault in Columbus County.	Community outreach on their social media platforms, a representative for brownfields advisory board and provide meeting space.
J.S. Mann's	3 rd generation retail store located in downtown Whiteville since 1922.	Will display information at store for public viewing

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North Carolina's Southeast	Business development and recruitment advance economic development.	Will provide a representative to sit on the brownfields advisory board.
Southeastern Community College	Two-year comprehensive community serving Columbus County since 1964	Will provide meeting space and will assist in hosting public meetings
Southeastern Economic Development Commission	Works to create jobs, retain existing jobs, and stimulate economic and industrial growth in the region.	Will provide brownfields advisory board representative & will advertise meetings and post informational flyers on their website.
Whiteville Downtown Development	Promotes economic & social redevelopment of downtown Whiteville.	Provide technical support for the administration of the grant.

In addition, Whiteville City Schools will provide meeting space and will distribute informational materials throughout their 5-school community.

3.c.ii. Letters of Commitment Letters of commitment from all of the community based organizations identified above have been provided by attachment in Appendix C.

3.d. Partnerships with Workforce Development Programs Southeastern Community College in Whiteville hosts the Columbus County NCWorks Career Center. This center is a user-friendly facility providing job seekers, those seeking training, and employers access to career training and job placement services. The program also connects employers and qualified workers. Assessment, cleanup and redevelopment contractors will be directed to the NCWorks Career Center for local hiring. Additionally, the Cape Fear Workforce Development Consortium provides services and programs to develop a world class workforce and provide added value to all employers. The Cape Fear Workforce Development Consortium is associated with the Cape Fear Council of Governments and works with Columbus County and other neighboring counties.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits The brownfield sites located in the target areas pose potential environmental health hazards to the surrounding communities. The goal of this project is to create a safer, healthier, more prosperous community by removing potential exposure to hazardous substances. The County believes that by assessing these properties, the environmental blight of these properties can either be dispelled or quantified allowing the County to determine the community's exposure to potential contaminants, and mitigate them to protect public health, and facilitate redevelopment for the betterment of the community. Brownfields redevelopment creates a community-wide palpable ripple effect. Enhancing the community's physical setting feeds the renewal of community pride and spurs additional revitalization.

The County and the target communities have proposed redevelopment of the identified brownfields properties for use as athletic complexes, mixed-use retail, multi-family residential facilities, a retirement community, science museum expansion, and public parking facilities. These projects are designed to bring residents back to Columbus County, specifically the downtown areas of Whiteville and Chadbourn. They will provide new services and new points of interest in these areas as well as create jobs. With the proposed expansion of the Whiteville Branch of the NC Science Museum and the additional of mixed-use development and public parking around the Chadbourn Depot Museum, the cultural and tourism sectors of these communities will also experience a much needed enhancement. By making these communities more attractive through brownfields-driven redevelopment, the County will be better positioned to leverage other resources and outside investors to further address areas of need. Revitalized properties will no longer be physically unsafe particularly to the youth of these communities and the properties will no longer act as cradles for criminal activity that have resulted in the elevated crime rates in these communities. Removal of the environmental stigma from properties like 623 Columbus Apparel

Columbus County, North Carolina
FY2018 US EPA Brownfields Assessment Grant



Road will allow them to be redeveloped for beneficial use such as the healthcare clinic that was planned for this property helping to meet the current shortage of healthcare professionals. The County wants to create healthier, more prideful and vibrant communities.

4.b. Economic and Community Benefits The proposed redevelopment is geared to spur sustainable, economic growth through job creation and tax base expansion. The identified brownfields properties were once vital commercial entities supporting jobs and families. Closure of these facilities decreased jobs and tax income, increased poverty and unemployment rates, and lowered household incomes. Removing the environmental stigma from these properties will allow the County to more effectively attract outside investment. The development and reuse of these properties will help increase property values in these communities, which are far below state and national averages. The development of a retirement community brings residents and increased tax revenue, and also a large community of consumers to utilize existing and proposed local businesses. The majority of the redevelopment plans include mixed-use development, which allows the community to support a variety of commercial enterprises. The County and target communities can provide the facilities allowing investors and residents to use those facilities for both typical retail and food service facilities as well as niche industries, which are not typically available to these depressed communities. The increase need for both traditional and niche employees further spurs the draw for job-age residents and their families to these communities.

The conversion of an abandoned factory/warehouse into multi-sport complex and the expansion of cultural facilities like the science museum and Chadbourn Depot Museum provide increased opportunity for community recreational activities. We seek a revitalized Columbus County where people will desire to live, work, and play. This begins with the planning and assessment that conducted as part of this project and throughout the three-year grant period.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings The most recent audit was completed by Thompson, Price, Scott, Adams and Co, P.A. on February 6, 2017 for FY16. No adverse audit findings were reported.

5.b. Programmatic Capability Dr. Gary Lanier, Ed.D., Columbus County Planning Department Director and Economic Development Commission Director, will serve as the Brownfields Project Director. Dr. Lanier has served as Economic Development Commission Director for 7 years and Planning Department Director for 4 years. Dr. Lanier will be responsible for the overall implementation of the grant and will supervise the duties of other staff members in relation to this grant. Dr. Lanier will review proposals, reports, and budgets, and maintain communication with the grantor. Ms. Samantha Alsup of the Columbus County Economic Development Commission/Planning Department will serve as the Brownfields Project Manager. Ms. Alsup has served in her current role as the Administrative Support Specialist for 3 years. Ms. Alsup will be responsible for daily project management, reporting, tracking, and measuring. She will oversee the bid process for contracts, and the management of subcontractors. Ms. Bobbie Faircloth, Columbus County Finance Director, will serve as the Brownfields Finance Director. Ms. Faircloth has served in her current role for 9 years. She provides overall direction for the Finance Department by supervising accounting, purchasing, financial planning, and revenue divisions. Ms. Faircloth will be responsible for payroll, grant administration, business licensing, investment, and billing and collection. The County has existing systems to replace key employees and to procure additional contractor support if necessary (see 2.a.iii.).

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes To track and measure progress the County will: (1) evaluate project achievements against those incorporated into the grant application and work plan; (2) determine if the project has resulted in an improved site



(acquisition/transfer/redevelopment); and (3) report the outputs of the grant in quarterly and annual reports to the EPA and track the following outcomes and outputs to a regularly updated project spreadsheet. **Measureable outcomes:** number of acres of land assessed, number of jobs created/retained and tax revenue generated; number of acres of property remediated; quantity of leveraged funding (public and private), number of acres of property redeveloped, number of new jobs and tax revenue generated; quantity of redevelopment investment value and acres of parks and greenspace preserved and created. **Measureable outputs:** number of community meetings held, number of ABCAs completed, number of brownfields identified, number of Phase I and II ESAs completed, number of sites where cleanup planning was conducted. The County will adjust its project approach if it becomes evident that the project is not generating the expected outcomes. The County will report this information to advisory board members/other stakeholders and make it available on the County's website and in its Information Repository. Data may be shared in discussions/site tours with potential investors. The community will be updated on a continual basis.

5.d. Past Performance and Accomplishments

5.d.ii. Has Received Other Federal or Non-Federal Assistance Agreements

5.d.ii.1. Purpose and Accomplishments The chart below provides a list of five recent and larger valued assistance grants awarded to the County. The Rural Infrastructure and Disaster Recovery Grants were recently awarded. Planning, disbursement of funds, and execution of funded activities are just getting underway. The remaining grant funding listed in the table has been successfully administered by the County. Planning and execution of the outlined activities achieved the desired goals identified when the funds were requested. The successful execution of these grants is illustrated by the County securing the Scattered Housing Grant in back to back grant cycles.

<i>Assistance Program</i>	<i>Awarding Agency</i>	<i>Purpose</i>	<i>Awarded</i>	<i>Date</i>
Disaster Recovery Grant Program	Golden LEAF Foundation	Water and sewer infrastructure improvements targeted to development of apartment complexes and replacement of inadequate stormwater structures in Whiteville's Municipal Service District	\$150,000	April 2017
Rural Infrastructure Grant	NC Rural Infrastructure Authority	Water and sewer infrastructure improvements for the International Logistics Park	\$2,120,938	August 2017
NC Catalyst Grant	NC Department of Commerce	Completion of 3 reconstructions for low income residences	\$500,000	2011
CDBG-Scattered Housing Grant	NC Department of Commerce	Connection of 30 low to moderate income residents to county water system	\$400,000	2011
CDBG-Scattered Housing Grant	NC Department of Commerce	Completion of 3 reconstructions for low income residences	\$400,000	2008

The table depicts the County's successful administration of millions of dollars in grant funding, which is directly linked to ongoing revitalization efforts. The influx of this funding and the vision of the community and County officials has allowed the County to continue to leverage funding and move the County and its communities to more prosperous times. This funding has supported water, sewer, and stormwater infrastructure studies, planning, construction, and rehabilitation, and the rehabilitation of residences and the provision of public water to County residents of need.

5.d.ii.2. Compliance with Grant Requirements The County maintained compliance with all aspects of its prior grant awards administration including strict adherence to reporting, expected deliverables, approved work plan, schedule and terms and conditions. Grant funds were successfully expended within the appropriate schedule and objectives achieved to establish intended results. Reporting was timely and acceptably completed.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

11/14/2017

4. Applicant Identifier:

Columbus County, NC

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

County of Columbus

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

56-6000289

*** c. Organizational DUNS:**

0400400160000

d. Address:

*** Street1:**

111 Washington Street

Street2:

Suite 9

*** City:**

Whiteville

County/Parish:

Columbus

*** State:**

NC: North Carolina

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

28472-3323

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Dr.

*** First Name:**

Gary

Middle Name:

*** Last Name:**

Lanier

Suffix:

Title: Columbus County Planning/EDC Director

Organizational Affiliation:

Columbus County Economic Development Commission/Planning Dep

*** Telephone Number:**

(910) 640-6608

Fax Number:

*** Email:** glanier@columbusco.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Columbus County, NC FY2018 U.S. EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount \$300,000 (\$200,000 for Hazardous Substances and \$100,000 for Petroleum)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

7

* b. Program/Project

7

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2018

* b. End Date:

09/30/2021

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

Michael

Middle Name:

* Last Name:

Stephens

Suffix:

* Title:

County Manager

* Telephone Number:

(910) 640-6630

Fax Number:

(910) 642-1654

* Email:

glanier@columbusco.org

* Signature of Authorized Representative:

BOBBIE J FAIRCLOTH

* Date Signed:

11/14/2017



CITY OF DURHAM
101 City Hall Plaza • DURHAM, NC 27701
www.durhamnc.gov

November 16, 2017

R04-18-A-053

Ms. Barbara Alfano
Environmental Protection Agency Region 4
Atlanta Federal Center
61 Forsyth Street, S.W.
10th Floor
Atlanta, Georgia 30303-8960

RE: City of Durham, North Carolina
EPA Brownfields Community-Wide Assessment Grant Proposal

Dear Ms. Alfano:

The City of Durham is pleased to submit the enclosed Brownfield Assessment Application for \$300,000 to continue our Brownfield efforts in our target communities of Durham, North Carolina. We have successfully leveraged prior EPA Brownfield Assessment Grant assistance to support the reuse of Brownfield properties throughout Northeast Central Durham and other targeted areas of our city. To build upon this success, we are seeking additional funds to revive two of our most blighted and impoverished minority communities located along the Historic Fayetteville Street/Alston Avenue and Erwin Road/Lakewood Avenue corridors. Urban renewal and economic disinvestment have resulted in excessive levels of crime and drug abuse throughout these areas, further contributing to the racial and social divide which remains prevalent in our City even today.

Our target areas are located adjacent to and in the immediate vicinity of planned transit stations for the proposed Durham-Orange Light Rail Transit (DOLRT) project. The assessment and cleanup of Brownfield sites within our target areas will not only eradicate blight and reduce violent crimes, but will also support the development of the proposed DOLRT and adjacent compact neighborhoods providing much needed access to health care, employment opportunities, and healthy living essentials for the sensitive populations throughout in our target communities.

Thank you for your consideration. Please feel free to contact me if you need any additional information.

Sincerely,

Andre Pettigrew, Director
City of Durham, Office of Economic and Workforce Development



CITY OF DURHAM
101 City Hall Plaza • DURHAM, NC 27701
www.durhamnc.gov

- a. **Applicant Identification:** City of Durham, North Carolina
101 City Hall Plaza
Durham, North Carolina 27701
- b. **Funding Requested:**
 - i): **Grant Type:** Assessment
 - ii): **Assessment Grant Type:** Community-wide
 - iii): **Federal Funds Requested:** \$300,000
 - iv): **Contamination:** \$200,000 for Hazardous Substances and \$100,000 for Petroleum
- c. **Location:** City of Durham, Durham County, North Carolina
- d. **Not Applicable**
- e. **Contacts:**
 - i) **Project Director:**
Andre N. Pettigrew
City of Durham
Office of Economic and Workforce Development
807 East Main Street, Suite 5-100
Durham, NC 27701
(919) 560-4965
(919) 560-4986
E-mail: andre.pettigrew@durhamnc.gov
 - ii) **Head of Organization:**
William V. "Bill" Bell
Mayor
101 City Hall Plaza
Durham, NC 27701
(919) 560-4333
(919) 560-4801
E-mail: bill.bell@durhamnc.gov
- f. **Population:**
 - i) City of Durham – 246,084 (U.S. Census Bureau, 2015 ACS)
 - ii) Not applicable
 - iii) Durham is not located within a county experiencing "persistent poverty"
- g. **Regional Priorities Form/Other Factors Checklist:** Attached
- h. **Letter from the State or Tribal Environmental Authority:** Attached

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Durham, North Carolina

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Assistance to communities that have limited in-house capacity to manage Brownfield projects

Page Number(s): 8

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	9-10
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	10-11
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



Waste Management
ENVIRONMENTAL QUALITY

ROY COOPER

Governor

MICHAEL S. REGAN

Secretary

MICHAEL SCOTT

Director

November 13, 2017

Mr. Andre N. Pettigrew
Director, Office of Economic and Workforce Development
807 East Main Street, Building 5, Suite 100
Durham, North Carolina 27701

Re: U.S. EPA Brownfields Assessment Grant – City of Durham

Dear Mr. Pettigrew:

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the City of Durham's application for a U.S. EPA Brownfields Assessment Grant. We are aware that your grant focuses mainly on the Historic Fayetteville Street/Alston Avenue and Erwin Road/Lakewood corridors. These areas have also been targeted to support the planned Development Tier Boundaries for the Proposed Durham-Orange Light Rail Transit system. The area around the proposed Alston Avenue light rail station and adjoining area around the Fayetteville Street Corridor has more than its share of abandoned industrial businesses and underutilized properties located along or near the proposed light rail corridor. These assessment funds are of vital importance for economic development of the City.

We hope that Durham is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for recreational purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

cc: Cindy Nolan, U.S. EPA Region 4
Stu Ryman, Anchor QEA

Community Need

a. Targeted Area and Brownfield

i. Community and Target Area Descriptions From the 1800's through the turn of the Twentieth Century, the City of Durham experienced rapid growth. The completion of the NC Railroad Company line in 1854 provided the means for Durham's agricultural and manufactured products to extend across the state, and the end of the Civil War signified a key milestone in the City's history. The abundance of tobacco factories provided ample employment opportunities for the influx of troops left waiting for the terms of surrender to be negotiated. During this time, the Historic Fayetteville Street corridor (renowned as the Historic Hayti District) and surrounding neighborhoods were among the first African Americans settlements in post-Civil War Durham. The early Twentieth Century brought with it continued expansion of the tobacco empires and an increasing number of new businesses. However, as manufacturing fell off in the 1930's followed by tobacco in the 1960's, the economic distress throughout the region ushered in a new era of "urban renewal", a collaborative effort focused on redevelopment of Downtown cores to revive the City and support economic growth. The shift from agriculture to manufacturing to technology was accompanied by significant upheaval along the way. As the adaptive re-use of tobacco warehouses transitioned to new-age information-based jobs within our local historic districts and adjoining Downtown core, Durham's blue-collar residents were soon forced to the suburbs to settle for lower paying jobs. The economic disinvestment and relocation of jobs from Fayetteville Street and other historically African American neighborhoods along the outskirts of Downtown ultimately paved the way for the overwhelming blight and poverty which now define our target communities. Further, the destruction of Hayti and the social and economic changes that it produced, including high levels of crime and drug abuse, have contributed to the significant racial division which exists in our City today.

Once a thriving community of businesses, culture, arts, educational institutions and community engagement, the combination of economic and societal shifts have contributed to a downward spiral, disproportionately negatively impacting our target areas and many that surround them. These historic shifts continue to have a significant impact on our most vulnerable communities further contributing to deep poverty and blight conditions. The overwhelming concentration of Brownfield sites in these communities are inextricably linked to the adverse conditions found in our target areas. The primary focus of this grant application is the significant number of Brownfield properties located in our target areas, defined as the Alston Avenue/Fayetteville Street corridor (Census Tracts 13.01, 13.03, 13.04 and 14.00) and the Erwin Road/Lakewood Avenue corridor (Census Tracts 5.00 and 15.02). The City of Durham and local community partners, including but not limited to, Durham County government, GoTriangle, Self-Help, Reinvestment Partners, North Carolina Central University, Duke University and numerous other organizations, are actively working to combat and counteract the conditions contributing to the continued degradation of the quality of life in our target areas. To that end, local officials and the community successfully lobbied in recent years for greater connectivity between our target communities and future transportation improvements, as means of spurring reinvestment and reconnecting residents to the greater Durham economy.

Accessibility concerns have emerged as a focal point as we are tasked to provide more efficient transportation to the disadvantaged, transit-dependent and low-income members of our community. The Durham-Orange Light Rail Transit (DOLRT) Project is a proposed 17.7-mile,

18-station light-rail system designed to support the City's land-use principles to encourage compact, walkable and sustainable infill redevelopment, as defined in our *2014 Comprehensive Land Use Development Plan*. The target areas identified in this application are located directly adjacent to or in the immediate vicinity of the proposed DOLRT and are in desperate need of financial assistance. In support of our vision, the Durham City Council and Durham County Board of Commissioners recently adopted changes to the Future Land Use Map near these planned stations along the DOLRT. The goal of these efforts is to promote economic reinvestment and sustainability in these areas by expanding public transportation facilities to connect low-income individuals to an extended network of higher-paying job opportunities. We will use these grant funds to focus on the redevelopment of abandoned, underutilized and environmentally-impaired properties within our target areas to increase the per capita and median household incomes, reduce crime and poverty, and counteract the exodus from our target communities. Successful implementation will create jobs, eradicate blight and ensure safer neighborhoods within our target communities.

i. Demographic Information and Indicators of Need The following table demonstrates the disparity between the demographics in our target areas and the State and National averages.

Location	Fayetteville Street / Alston Avenue	Erwin Road / Lakewood Avenue	Durham	NC	United States
Population	10,015	9,918	246,084	9,845,333	316,515,021
Percent Minority	91.5%	61.3%	52.1%	30.5%	26.4%
Population Change (2000-2010)	-12.21%	-3.07%	17.44%	18.46%	9.75%
Unemployment Rate	18.0%	11.3%	7.0%	9.4%	8.3%
Median Household Income	\$24,246	\$24,818	\$50,420	\$46,868	\$53,889
Per Capita Income	\$13,486	\$15,732	\$29,626	\$25,920	\$28,929
Poverty Rate	39.0%	41.9%	19.2%	17.4%	15.5%
Families Below Poverty Level	41.9%	35.5%	13.7%	12.8%	11.3%
Source: All data from the US Census Bureau, American Community Survey 2011-15 unless otherwise noted					

Poverty levels within our target areas are extremely high (more than twice the national average) and per capita and household income levels low (less than half the national average). Our target areas are experiencing “persistent poverty”, where 20% or more of their populations have lived in poverty over the past 30 years (Small Area Income and Poverty Estimates from the US Census Bureau). In order to obtain higher-paying jobs, many residents would be forced to relocate or commute, further contributing to the urbanization and population exodus of our target areas. The potential to commute for higher-paying jobs is also complicated by the staggering 28.4% of households in our target areas that do not own a motor vehicle, compared to 9.1% of households nationally¹. The lack of personal vehicles and public transportation creates negative social welfare impacts such as reduced access to jobs, and service centers. The persistent poverty, reduced accessibility and high concentration of vacant and underutilized properties within our communities highlight the complications confronting these target areas.

ii. Description of the Brownfields We have completed a preliminary inventory of 27 priority Brownfield sites specific to our target areas, including former service stations,

¹ US Census Bureau, American Community Survey 2011-15

automobile repair facilities, abandoned gas stations, recycling facilities, transportation facilities, dry cleaners and vacant manufacturing warehouses. These blighted, abandoned, underutilized properties are interwoven throughout our target communities, directly impacting the residents living adjacent to these Brownfield properties in our most impoverished neighborhoods.

Priority Properties Along the Fayetteville Street/Alston Avenue and Erwin Road/Lakewood Corridors

Property Name & Past Land Use	Current Condition	Location	Proximity to Proposed DOLRT	Acreage	Environmental Issues/Concerns/Comments
Former Bob's Service Garage	Vacant, underutilized	309 S Alston Avenue (Fayetteville Street/Alston Avenue Tier)	0.07 miles	0.65 acres	Environmental impacts associated with these properties pose serious health and safety risks to the women and children in our target areas resulting from solvents and petroleum-related volatile organic compounds, semi-volatile organic compounds, heavy metals, asbestos and/or lead-based paint. The health and safety of surrounding residents are primarily at risk through both direct exposure to soil/groundwater contamination and chronic exposure and inhalation of solvent and petroleum compounds through vapor intrusion.
Former Amoco Service Station and Laundry King	Poor –vacant, abandoned, dilapidated	1904 Chapel Hill Road (Erwin Road/Lakewood Ave Tier)	1.05 miles	0.52 acres	
Former Weaver's Cleaners	Poor –vacant, abandoned, dilapidated	1212 Fayetteville St (Fayetteville Street/Alston Avenue Tier)	0.38 miles	0.141 acres	
Orange Recycling Services / Former Heck's Auto Care	Poor –vacant, abandoned, dilapidated	1010 E Pettigrew St (Fayetteville Street/Alston Avenue Tier)	0.00 miles	0.44 acres	
Former NC News Company, former Rite Way Laundry and Dry Cleaners	Poor –vacant, abandoned, dilapidated	1212-1214 Angier Ave (Fayetteville Street/Alston Avenue Tier)	0.20 miles	0.26 acres	
Former CSX Transportation	Vacant, underutilized	904 E Ramseur Street (Fayetteville Street/Alston Avenue Tier)	0.03 miles	1.119 acres	

Asbestos (a known carcinogen) and lead-based paint (a health hazard to children) are prevalent at most if not all of our properties. Due to the former historical operations at these properties, we are concerned with the presence of tetrachloroethylene (PCE), trichloroethylene (TCE) and their related degradation compounds in the soil, groundwater and indoor air. Several have stored and used bulk petroleum products in USTs and ASTs and we are concerned about similar exposure scenarios with benzene, toluene, ethylbenzene, xylenes (BTEX) and other petroleum compounds. Documented environmental impacts and realized vapor intrusion conditions have already been identified at one of our priority sites (former Weaver's Cleaners), which has now sat vacant/idle for over fifteen years. The environmental concerns and resulting blight of the adjacent commercial/residential properties continues to deter prospective tenants and developers from this area with no available means of funding to address these issues. Substantial redevelopment opportunities have been missed due to the threat or perceived threat of soil and groundwater contamination associated with Brownfield properties such as the former Weaver's Cleaners.

The former Weaver's Cleaners rests in the heart of the Historic Fayetteville Street corridor and exemplifies the issues we are confronted with on our Brownfield properties and their effects to our target areas. The adjacent upgradient property to the former Weaver's Cleaners was recently assessed under the previous Brownfield Assessment Grant completed in September 2017, and the results are currently being used to leverage additional funding to support the preservation and reuse of the former on-site residence as a community service facility serving recovering addicts.

These efforts will assist with other rehabilitation initiatives to address crime, drug abuse and prostitution in our target areas. Given that leveraging resources and development partners have a high interest in priority sites throughout our target areas, we will build upon the success of sites similar to the property described above. Additional funding will be critical to accomplish our objectives and support local residents and community organizations who share our vision.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts Our sensitive populations (poor minorities, the disabled, children and the elderly) have become accustomed to the blight associated with the growing number of Brownfields serving as a backdrop to our target areas. Many of these vacant, unsecured properties promote an unsafe environment as they are left unsecured and accessible to the public, particularly to vandals, gangs, prostitutes and drug abusers who consider these properties a safe haven. The buildings are often vandalized and inhabited by the homeless or those partaking in unlawful activities, leading to an increase in the areas' violent crime rate² (647.9 per 100,000 for both areas) which is almost double that of the State (353.6) and National (395.5) violent crime rates. A further result of disinvestment and blight, is evidenced by portions of our target areas (Census tract 14.00 specifically) being designated by USDA as food desert, with an estimated 46.7 percent of households without vehicles living more than one-half mile from a supermarket compared to 4.2 percent of all US households³.

Residents' who are able to escape the opioid epidemic, violent crime and rampant prostitution which plague our target communities must still contend with inaccessibility to grocery stores, pharmacies, retail establishments, recreational greenspace, community gathering areas and other amenities typically associated with healthy living. Restricted access to these essential amenities stems from a lack of personal vehicles and public transportation and is further perpetuated by criminal behavior in and around our abandoned Brownfield properties. These properties reduce street life, discourage walking, increase petty and violent crimes, and contribute to the decline of property values and housing stock in our target areas. The overall combination of blight, poverty, access limitations, sustained violence, prostitution and drug use ultimately take a significant psychological toll on the residents across our target areas.

ii. Cumulative Environmental Issues The extensive number of Brownfields is the most significant environmental issue confronting our target areas, with the unknown extent of contamination a major concern. These concerns extend to the potential for contaminants to enter our rivers and surface waters. The NC Division of Water Resources classified Third Fork Creek, which bisects the Fayetteville Street/Alston Avenue target area, as a 303(d) impaired stream for numerous parameters, including PCE, TCE, vinyl chloride, benzene, toluene, cyanide, DDT, arsenic and cyanide. Third Fork Creek is also listed as a water supply source located in a designated Critical Supply Watershed subject to special management strategies. We are also concerned with the vacant and dilapidated housing in our target areas. Not only are they an eyesore for the community, there are exposure risks to residents, specifically pregnant women and children, to asbestos and lead-based paint. The 2015 American Community Survey indicates that, of the 9,186 housing units located in our combined target areas, 48.8% (and 77.6% of

² Homicide, rape, robbery, and aggravated assault. Source: FBI Uniform Crime Reports. Analysis by National Archive of Criminal Justice Data via the Inter-University Consortium for Political and Social Research, 2010-12

³ US Department of Agriculture, Economic Research Service, Food Access Research Atlas, 2017

homes in the Fayetteville Street/Alston Avenue census tracts) were constructed prior to 1970⁴. An additional 17.4% of the total housing units are currently unoccupied and/or uninhabitable, with over 50% of occupied housing units in our target areas having one or more substandard conditions.

Location	Fayetteville Street / Alston Avenue	Erwin Road / Lakewood Avenue	NC	United States
Total Occupied Housing Units	3,271	4,321	3,775,851	116,926,305
Occupied Housing Units with One or More Substandard Conditions ¹	1,590	2,330	1,204,426	40,585,236
Percent Occupied Housing Units with One or More Substandard Conditions	48.61%	53.92%	31.9%	34.71%
¹ Identified as units with least one of these conditions: (1) lacking complete plumbing facilities; (2) lacking complete kitchen facilities; (3) with 1.01 or more occupants per room; (4) selected monthly owner costs as a % of household income greater than 30%; and (5) gross rent as a % of household income greater than 30% Source: US Census Bureau, American Community Survey, 2011-15				

Although many of our residents do not own personal vehicles, highway congestion remains abnormally high from commuter traffic on NC Highway 147 (also referred to as the Durham Freeway) as non-residents pass through our communities in route to higher-paying jobs and healthy living essentials. The extreme congestion contributes to greenhouse gas emissions and ozone depletion. Addressing the Brownfield properties within our communities would reduce emissions by providing support for the DOLRT Project.

iii. Cumulative Public Health Impacts The number of Brownfield properties in our target areas and their impact on the socio-economic status of our residents is disturbing. This leads to increased incidences of public health issues due to exposure to potential environmental contaminants and lack of income to treat these health impacts. The most sensitive population in these areas is children living in poverty. The poverty rate for children under five in our target communities (50.0% for the Fayetteville Street/Alston Avenue census tracts and 58.7% for the Erwin Road/Lakewood Avenue census tracts) is essentially twice that of both North Carolina (28.4%) and the United States (24.5%), emphasizing the need for our sensitive populations to have greater access to health care and social support. However, Durham County as a whole is designated as a “Health Professional Shortage Area” (HPSA), defined as having a shortage of primary medical care, dental or mental health professionals. Comparatively, the percentage of the total population living in a HPSA in North Carolina is 33.13% and the United States is 55.16%⁵. These issues are exaggerated by a lack of personal vehicles and adequate public transportation, leaving residents with limited resources and access to medical care, and further restricting them to their contaminated environments and surrounding Brownfield properties.

Specific Community Needs Health Assessment data is available in the *2016 State of the County Health Report*, which identified the top priorities as access to healthcare, education, sexually-transmitted disease, mental health and substance use, obesity and chronic illness, and poverty. Finally, Durham County also ranked among the dirtiest/worst 20% of all counties in the US for volatile organic compound (VOC) emissions (www.scorecard.goodguide.com). This can be at least partially attributed to non-residents traveling through our low-income communities to find higher-paying jobs and may also be a contributing factor to our high rate of lung cancer.

⁴ US Census Bureau, American Community Survey, 2011-15

⁵ Dartmouth College Institute for Health Policy & Clinical Practice, Dartmouth Atlas of Health Care, 2014

c. Financial Need

i. Economic Conditions The City's approved budget narrowly but effectively maintains funding for core services. For example, our budget includes nearly \$1.7 million in funding for the Take-Home Car program to encourage police officers to live in Durham neighborhoods and promote community policing. These vital public safety expenses are pivotal to the overall health and sustainability of the community, leaving depleted funds available for the assessment and cleanup of Brownfield properties in our target areas. Decades of urban disinvestment in large segments of our community have significantly shaped our target areas with severe negative and long-lasting impacts. Our high unemployment and extremely low income levels mean impacted residents have less disposable income to support businesses and contribute to the local tax base. As such, we find ourselves with ever more limited resources, tighter constraints on our ability to draw on the resources we have, and an ever-growing need to leverage additional federal assistance to stimulate infill redevelopment and private sector reinvestment in our target areas.

ii. Economic Effects of Brownfields Our targeted communities are blighted with vacant industrial buildings, abandoned commercial properties, and deteriorating storefronts. The economic distress and resulting blight of our Brownfield properties have severely impacted our target communities and confronted them with poverty, crime, drug use, deflated property values and reduced opportunities for local employment. The City's approved budget is barely enough to fund core services, and the numerous vacant and abandoned properties within our target areas only contribute to lower property values and reduced property tax revenues. Tax rates are already considered high but are barely enough to cover the basic necessities of these areas. In June 2017, City Council voted to approve a 1.79-cent tax rate increase, citing the critical need to address Durham's growing priorities, including affordable housing, youth engagement and public safety. Fighting crime and funding public safety needs continue to be of primary concern and warrant a significant portion of the City's budget, as underscored by the violent crime rate for our target areas being nearly double that of North Carolina and the United States.

Vacant residential housing is a major fact of life along the Fayetteville Street and Alston Avenue corridors. The current real estate vacancy rates for neighborhoods along the Fayetteville Street and Alston Avenue corridors are 22.0% (higher than 88.1% of all US neighborhoods) and 18.1% (higher than 82.1% of all US neighborhoods), respectively. In addition, whether by choice, divorce, or unplanned pregnancy, neighborhoods along Alston Avenue have more single mother households than 99.2% of all neighborhoods in the US (www.neighborhoodscout.com). Often high concentrations of single mother homes can be a strong indicator of family and social issues such as poverty, high rates of school dropouts, crime, and other societal problems.

The unmeasured economic effects are how these properties are impeding revitalization efforts. The poverty and socio-economic distress of our target areas can be directly attributed to the abandoned and underutilized Brownfield properties which consume our target areas. These sites have thwarted economic redevelopment and community revitalization and potentially released significant amounts of pollutants to the target areas, including our surface waters, which may result in costly cleanup activities, if present. The success of economic recovery and revitalization of our culturally and historically significant minority communities hinges on bringing job opportunities and economic assistance back to these areas. If left unaddressed, these properties will continue to serve as sources of blight and hinder momentum in our target areas during construction of the proposed DOLRT, as perceived environmental concerns will deter property

transactions and environmental unknowns will trouble adjacent homeowners. This will directly affecting our target communities through reduced tax base, lost job opportunities and depressed property values.

1. **Project Description and Feasibility of Success**

a. **Project Description, Timing and Implementation**

i. **Project Description and Alignment with Revitalization Plans** We plan to use these grant funds for the assessment of selected Brownfield properties adjacent to and in the immediate vicinity of the proposed DOLRT, including the planned Alston Avenue and Erwin Road transit stations and adjoining Fayetteville Street and Lakewood Avenue corridors. We anticipate applying for cleanup funds for the former Weaver's Cleaners, the former Bob's Service Garage, and others as applicable before the end of our three year grant cycle. The City took initial steps in the assessment and cleanup of our target areas during the final stages of our most recent EPA Community-Wide Brownfield Assessment Grants. In the Erwin Road/Lakewood area, funds were expended to assist a local nonprofit (Scrap Exchange) with the purchase of approximately 10 acres and 82,000 square feet of primarily vacant commercial retail space in the Lakewood Shopping Center. The property is located downgradient of a known former dry-cleaning release and several leaking UST incidents, sparking development concerns over potential groundwater contamination and vapor intrusion conditions at the site. Based on the results of an initial Phase I assessment, additional grant funds were then used to assess the extent of contamination to address the environmental uncertainties at the site and support a subsequent property transaction. This pivotal acquisition and the vision of our cooperative partners will allow the Scrap Exchange to stabilize rental costs for the current tenants and provide additional affordable retail space for local organizations committed to the long-term revitalization of this area. Demand has been high, underlining the desperation exhibited by small-business owners for more reasonably priced space. With several new businesses anticipated to relocate to the Lakewood area, these factors and more lead us to believe the probability of success for this project is very high.

Investing in Brownfields redevelopment is a vital step in the implementation of our community vision, and the DOLRT Project is the most critical infrastructure project for the growth and stability of the surrounding neighborhood business districts. The DOLRT Project will serve as an anchor for the revitalization of our target communities and provide access to higher-paying jobs, medical care and healthy living essentials. Extensive policies are in place to guide development and ensure that it is sustainable. The common themes of our vision, as defined in the *2014 Comprehensive Land Use Plan* and the *2017 Durham County Transit Plan*, include: encouraging compact development; providing local residents' with access to essential goods, services and employment; attracting new investment; seeking community input; and building on existing assets to support infill development and preserve our community's greenspace. The DOLRT Project will also provide bicycle, pedestrian, and bus infrastructure improvements along the alignment in accordance with the principles outlined in our *2006 DurhamWalks! Pedestrian Plan* and *2017 Durham Bike+ Walk Implementation Plan*. The assessment and redevelopment of our priority sites (former Weaver's Cleaners, Bob's Service Garage, CSX Transportation, etc.) will encourage higher density development and lead to more households and jobs within walking distance of the DOLRT, stimulating local economic tax base across our target areas.

The DOLRT will serve the minority, transit-dependent and low-income communities of our target areas, expanding their access to jobs and other economic opportunities previously unavailable to our target population. Completion of the DOLRT Project will result in reduced emissions and an overall improvement to the health and sustainability of our community. This

dedicated investment will channel future growth, provide a framework to support continued development, and assist our local residents in developing an improved sense of community. The *2014 Comprehensive Land Use Plan* and the *2017 Durham County Transit Plan* will serve as strategic guides for this Project, focusing on economic growth, reduced highway congestion, enhanced job access and transit opportunities, and preservation of our natural resources. Our Plans also incorporate sustainable and equitable practices to promote building and infrastructure reuse, affordable housing, transit communities and compact neighborhoods. These projected improvements and economic reinvestment in our target areas will ultimately lead to a higher quality of life for local residents.

ii. Redevelopment Strategy The vision of our *2014 Comprehensive Land Use Plan* is to create compact development tiers designed to focus growth and employment into compact neighborhoods to contain urban sprawl, create more walkable neighborhoods (once our blight has been removed and crime rates reduced) and provide more affordable housing with high-quality access to transit. The implementation of these sustainable development practices will promote infill development and steer growth away from existing open space, streams, wetlands and other natural resources to the extent possible.

Private entrepreneurial and commercial development opportunities will continue to grow once the environmental uncertainties associated with our priority sites are removed and/or addressed through Phase I and II assessments. These opportunities include the potential for selected properties to be donated to the City and/or entered into the NC Brownfield Program. This program would provide de-facto incentive packages for private developers through tax breaks for redevelopment, further promoting the probability of success for this project. Additionally, all of our priority Brownfield sites are structurally sound and have existing infrastructure and utilities already in place. As such, reuse of existing structures will be required to the extent feasible along with recycling of demolition materials generated during these activities. By encouraging Smart Growth principles and regulating such infill development, we will reduce the pressure on building in Greenfields in unincorporated areas of the county; eliminate the need to extend power, water, and sewer lines to new sites; decrease our carbon footprint; and foster a strong sense of community.

iii. Timing and Implementation The City's Senior Economic Development Coordinator, Ms. Summer Alston, in conjunction with the Office of Economic and Workforce Development (OEWD), City support staff, and Brownfield Steering Committee will provide the overall direction for the Brownfield Project. The City does not have the administrative capacity or expertise to effectively manage a Brownfield grant. As such, to assist in our Brownfield efforts, we plan to retain an experienced consultant in accordance with the City's standard procurement process and the procurement procedures contained in 2 CFR 200.317-326 to assist us. This process will be completed immediately upon announcement of awarded grants and, therefore, our project team will have the capabilities to hit the ground running immediately upon grant award.

Inventories conducted during previous grant cycles have identified 27 priority Brownfield sites in our target areas. We will involve project stakeholders, various business and economic associations, City departments, boards and commissions, and the general public to identify additional potential Brownfield sites. We will hold a public meeting within 60 days of Notice of Funding to solicit input from these groups and within 90 days of Notice of Funding. The Brownfield Steering Committee (BSC), whose meetings will be open to the public, will prioritize

site selections for assessment within 120 days of Notice of Funding (by January 31, 2018). The BSC will utilize the following selection criteria to identify potential petroleum and hazardous waste sites: sites must be abandoned or underutilized and meet the Site Eligibility requirements for grant projects under the *Guidelines for Brownfield Assessment Grants*; sites and, if redeveloped, must meet the goals outlined in the City's existing *2014 Comprehensive Land Development Plan* and the *2017 Durham County Transit Plan*; sites must have a good proposed beneficial reuse and market interest; site redevelopment or reuse must have the potential to contribute to the overall redevelopment and revitalization of the target communities; sites must be potentially contaminated; and site owners must commit to the Brownfield redevelopment process and also for site access through an approved access agreement. Once the sites are selected, the BSC will finalize ranking criteria to prioritize the sites for potential Phase I and II ESAs. Our draft ranking criteria include factors such as appropriateness of land use, "marketability" of property, existing infrastructure, lot size, highway access, environmental condition, proximity to the DOLRT, existing buildings/structures and condition for reuse, and recreational, historical and cultural value. Sites from the project's target areas that have the most potential to adversely-impact human health and the environment will be favored.

An access agreement will be required prior to conducting site assessments. We have a written agreement and have already held discussions with the owners of our priority properties and access will not be an issue. For new sites we will continue to use our proven strategy of educating site owners on the benefits of assessing their sites, presenting them with our written agreement, and helping them set a strategy for disposition or redevelopment.

b. Task Descriptions and Budget Table

i. Task Descriptions

Task 1 - Public Involvement: Public involvement will be spearheaded by Summer Alston, Senior Economic Development Coordinator with the OEWD. We convene our BSC that is made up of community representatives. A variety of communication mechanisms (Section 3) will be discussed to best fit our target communities, including but not limited to, community meetings, print media (brochures, flyers, fact sheets), social media announcements and a project website.

Total Budget - \$25,000 (\$17,500 hazardous/\$7,500 petroleum)

Estimated In-Kind Contribution - \$15,000 in staff hours funded by the City's OEWD

Outputs - Community involvement plan, 12 Steering Committee meetings, at least three community meetings and/or presentations, and two to four brochures, flyers or social media announcements about the program

Travel: We anticipate that two City staff members will attend relevant conferences and training, including the National EPA Brownfield Conference, the Regional Grantees Workshop, and any other relevant training such as workshops sponsored by NCDEQ. Budget - \$3,000 (\$1,500 from each funding source).

Supplies: Presentation materials, posters, etc. to distribute into the community that present project information. Budget - \$800 (\$400 from each funding source).

Contractual: for the hired firm's expertise and assistance in public outreach activities, such as website updates and creation and distribution of educational materials. The firm will also complete the community involvement plan, prepare for and present at public meetings, and meet with residents, property owners, and purchasers to discuss the benefits of participating in the project. Budget - \$21,200 (\$15,600 hazardous, \$5,600 petroleum).

Task 2 – Site Characterization: Upon confirmation of eligibility, we will begin assessments on the highest priority sites. Phase I ESAs will be completed in accordance with ASTM 1527-05/13 and the EPA’s All Appropriate Inquiries (AAI) rule (40 CFR Part 312). Phase II ESAs will be completed in accordance with ASTM 1903-11. Before the initiation of a Phase II ESA, Quality Assurance Project Plans (QAPPs) will be submitted to both EPA and NCDEQ for review and approval. We anticipate completing ten (10) Phase I ESAs (5 hazardous and 5 petroleum) at an average cost of \$3,000 each. We anticipate completing five (6) Phase II ESAs (3 hazardous and 3 petroleum) at an average cost of \$20,000 - \$50,000, depending on the size of the property and the degree of contamination being assessed.

Total Budget - \$255,000 (\$170,000 hazardous/\$85,000 petroleum)

Estimated In-Kind Contribution - \$1,000 in staff hours funded by the City’s OEWD

Outputs—Number of Phase I & II ESAs; number of sites eligible for NC Brownfield Agreements

Task 3 – Cleanup and Redevelopment Planning: Our chosen contractor, OEWD Staff, City staff and our BSC will conduct cleanup planning activities. An Analysis of Brownfield Cleanup Alternatives (ABCA) will be prepared to include cleanup costs and the best way to proceed with redeveloping the properties based on the contamination based on the desired end-use. We will also create redevelopment plans for the targeted properties, potentially using charrettes or visioning sessions at community meetings. We also anticipate the environmental firm assisting us and potential developers with negotiating Brownfield agreements with NCDEQ. We anticipate three ABCAs at an estimated cost of \$2,500 to \$4,000 depending on the property size, type and extent of contamination, and methodologies researched as possible solutions.

Total Budget - \$20,000 (\$12,500 hazardous/\$7,500 petroleum)

Estimated In-Kind Contribution - \$4,000 in staff hours funded by the City’s OEWD

Outputs – The number of ABCAs completed; number of redevelopment/concept plans; and number of remedial or mitigation measures implemented.

ii. Budget Table

Budget								
Budget Categories	Public Involvmnt	Site Charac.	CU Planning	Total : (Haz)	Public Involvmnt	Site Charac.	CU Planning	Total: (Pet)
Personnel								
Travel	\$1,500			\$1,500	\$1,500			\$1,500
Equipment								
Supplies	\$400			\$400	\$400			\$400
Contractual	\$15,600	\$170,000	\$12,500	\$198,100	\$5,600	\$85,000	\$7,500	\$98,100
Total	\$17,500	\$170,000	\$12,500	\$200,000	\$7,500	\$85,000	\$7,500	\$100,000

c. Ability to Leverage

The City will draw upon its Community Development Block Grant entitlement award (approximately \$2 million/year) to assist with the redevelopment of our target areas to create jobs and use the awarded HOME Investment Partnership funds (approximately \$1.3 million/year) from HUD to create housing in the area that leverages additional private investment. We were recently awarded federal Transportation Alternative Program (TAP) funding for several projects, including two future proposed trail projects which will support both the DOLRT system and improved livability in and around the target areas of the Fayetteville Street and Alston Avenue corridors:

- Kelly Bryant Bridge South Trail - Kelly Bryant Bridge South Trail will serve to connect the R. Kelly Bryant pedestrian bridge over NC Highway 147/Durham Freeway to the existing Rocky Creek Greenway. The total cost of the project is \$2,092,000 with federal TAP funding making up 80 percent of the total project cost, or \$1,673,600, and the City of Durham providing the 20 percent local funding contribution, or \$418,400.
- Kelly Bryant Bridge North Trail - R. Kelly Bryant Bridge North Trail will serve to connect Drew/Granby Park to the R. Kelly Bryant pedestrian bridge over NC Highway 147/ Durham Freeway. The total cost of the project is \$2,511,000 with federal TAP funding making up 80 percent of the total project cost, or \$2,008,800, and the City of Durham providing the 20 percent local funding contribution, or \$502,200.

In association with the City and other local governments, GoTriangle was also awarded a \$1.69 million grant from the Federal Transit Administration (FTA) to help plan transit-oriented development in the areas surrounding the proposed light rail stations, including our target communities. On December 30, 2016, GoTriangle submitted a subsequent application to FTA to advance the DOLRT Project into the Engineering Phase of the federal New Starts program. Design and engineering of the project is ongoing and is expected to culminate in execution of a Full Funding Grant Agreement (FFGA) with the federal government in 2020. Ongoing work on the DOLRT Project is being funded using Tax District Revenue and is eligible to be partially reimbursed by the Federal government upon execution of a FFGA. The remaining capital funds are planned from State grants, private monetary donations and in-kind contributions.

It is anticipated that the City's OEWD will contribute a minimum of \$20,000 of in-kind staff hours to this project funded by the City. We also intend to leverage (and encourage current and potential property owners to leverage) other funding sources. These include the N.C. Dry Cleaning Solvent Fund, the N.C. Leaking UST Trust Fund (accessible for non-responsible parties that may be innocent landowners) and tax credits (state historic mill, federal historic, new market, etc.). We will also leverage grant funds by entering applicable sites into the North Carolina Brownfield Program. This program provides five years of significant tax breaks to private developers based on the value of the site improvements.

2. Community Engagement and Partnerships

a. Engaging the Community

i. Community Involvement Plan Consistent with previous planning efforts, the OEWD will implement an active community involvement program and develop a comprehensive community engagement plan upon award of the grant. Members of our target communities are extremely active in various City and County economic development organizations. We will reconvene our BSC comprised of City staff and local leaders, which will include residents from the targeted residential areas. BSC members will attend quarterly meetings to prioritize sites for assessment, bring any unidentified properties of concern up for discussion, and track the projects progress and results. Meetings will be open to the public to ensure broad community input. BSC members will also receive project updates that they will in turn share with those who they represent, and give their respective community's opinions on assessments, redevelopment options, health and/or environmental concerns, and overall project progress. During the cleanup and redevelopment planning stages, the City will continue to work with the BSC to conduct workshops and/or visioning sessions to fully engage the community in the cleanup and redevelopment planning process. We will prepare project brochures, flyers and/or fact sheets along with a project website as applicable. Public meetings will also be held to communicate

progress and to provide information on ESA activities to nearby residents. We will attempt to schedule BSC meetings and public meetings concurrently with other city meetings/events to hopefully increase attendance.

ii. Communicating Progress We will conduct a concerted outreach campaign to raise awareness and educate citizens on Brownfield redevelopment and on how to become involved in the project. We will employ a variety of methods to communicate progress to the targeted communities. Our proposed methods have been specifically developed based on past experience to ensure engagement from our impacted citizens. Methods currently proposed include press releases and fact sheets distributed to the local newspapers and updates to the City's website. More importantly, we will also present at regularly scheduled meetings of civic groups and neighborhood meetings to inform and invite community members to be active participants in the project. Most importantly, the City will go into the communities to share information and gather ideas/ concerns, particularly with those citizens living in the shadows of the Brownfield sites. Educational materials describing the benefits of participating in the Brownfield program (both as a property owner and prospective purchaser) will be created and distributed across the City at local places of business (banks, realtor offices, doctor offices, grocery stores) to spread the word that funds are available to assist with economic development. Although Durham's Hispanic population is small, the project team will provide informational materials in Spanish and a translator for community meetings and discussions, as needed.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

Durham County Health Department will designate an expert to ensure public health issues are addressed during assessment, cleanup, and redevelopment of the sites, provide information to the public on the health risks of contaminants, and answer the public's health-related questions.

NCDEQ Brownfield Program will review Site-Specific QAPPs, oversee assessments and cleanup plans, facilitate Brownfield Agreements for properties that are assessed and cleaned up under their program, help in outreach efforts by participating in community meetings and educating potential purchasers of our Brownfield sites on the benefits of using their program.

ii. Other Governmental Partnerships

In addition to EPA, the following partnerships will be used.

Durham County provides services to the Durham community and has previously worked with the City to assess, cleanup, and redevelop historical properties under previous grants.

Downtown Durham, Inc. (DDI) and the Greater Durham Chamber of Commerce acts as an advocate for the community's economic, community and government issues. The organization serves to support and champion economic development and growth for the private sector in Downtown Durham and throughout the County of Durham.

Durham Technical Community College has previously delivered and will continue to training for the City's EPA Brownfields Job Training Program, if awarded.

c. Partnerships with Community Organizations

i. Community Organization Descriptions & Roles

We have reached out to our most active community-based organizations. These organizations are involved with various projects throughout the City and will be a great resource to the project in the planning and implementation stages.

GoTriangle is a regional transit agency serving Wake, Durham and Orange counties. GoTriangle manages the DOLRT Project in support of their vision to make exceptional

transportation the foundation of the Research Triangle's region community, prosperity and mobility. A member of GoTriangle will participate on the Brownfield Steering Committee **Preservation North Carolina** promotes and protects the buildings and landscapes of our State's diverse heritage. Together we seek to further our shared mission of returning these important historic areas to service and to add to the vibrancy and health of our targeted communities. A member of this group will sit on the Brownfield Steering Committee.

Reinvestment Partners is a local nonprofit community development agency working on neighborhood stabilization in the Fayetteville Street corridor defined as one of our key target areas in this application. A member of this group will sit on the Brownfield Steering Committee.

The Scrap Exchange is a local nonprofit organization located in one of our key target areas and employs a mission to promote creativity, environmental awareness, and community through reuse. A member of this group will sit on the Brownfield Steering Committee.

Self-Help is a community development financial institution (CDFI) headquartered in Durham and working throughout the country. They have a particularly strong presence as a commercial lender and real estate developer in Durham. A member of this group will sit on the Brownfield Steering Committee.

Duke University is a private research university located in Durham. As a community member and partner with the City of Durham, Duke University has a vested interest in responsible development efforts and neighborhood revitalization. Duke University has a great relationship with the City and will find ways to provide opportunities for students to participate in the Brownfield project, including having students witness Phase I and II ESA activities.

ii. **Letters of Commitment** Letters from the community organizations listed above are included as attachments. Each of the organizations pledged their support for the project and their willingness to assist with outreach efforts, site identification, planning, and project implementation.

d. Partnerships with Workforce Development Programs

The City of Durham OEWD is committed to the hiring of local residents and businesses in the assessment, cleanup, and redevelopment phases of the project. We will encourage our consultant, subcontractors and developers to hire environmental technicians, etc. from local colleges or job training programs. In addition, our consultant has committed to hiring local subcontractors when feasible and cost efficient. Further, The City's Brownfield Environmental Technician Job Training project has been managed in the OEWD along with the previous EPA Brownfield Assessment projects. We completed our fourth job training grant this year and will be submitting an application for a fifth in February 2018. Following awards both grants will continue to work together to provide local residents of our target communities with continued employment opportunities in Brownfield assessment, cleanup and redevelopment projects.

3. Project Benefits

a. Welfare, Environmental and Public Health Benefits

The removal of blighted Brownfield properties from our target communities will eliminate the presence of these areas which have historically served as breeding grounds for violent crimes, drug abuse and prostitution. The successful implementation of this project will also promote the sustainability of our communities along the proposed DOLRT, providing much needed access to health care, medical assistance and healthy living essentials for our sensitive populations, in addition to the improved health effects from reduced air emissions.

Assessing and cleaning up our Brownfield sites will also protect the public from exposure to contaminants (PCE, petroleum, asbestos, etc.) at or emanating from the Brownfield properties, and improve water quality while preventing potential exposures in Third Fork Creek. The Brownfield sites are within walking distance from residents' homes (in many cases, directly adjacent or across the street) and may be directly impacting residents' health. Using these funds to assess the actual conditions at these sites will allow the City and property owners to take steps necessary to remove sources or put systems in place to mitigate exposure, increasing the safety of our target communities.

b. Economic and Community Benefits

We anticipate that the outcomes from this project will result in numerous economic, non-economic and community benefits. Our vacant, idle and blighted Brownfield properties are highly visible, creating a negative effect on residents. The removal of these properties from our target communities will result in increased property values (particularly adjacent to our Brownfield properties), increased local tax base and more job opportunities (temporary and permanent) to combat our poverty and low-income communities. Successful implementation of this project will provide the foundation necessary to reverse the effects of urbanization and preserve the cultural heritage of our historic target communities. Assessing and cleaning up our Brownfield sites will improve the overall sense of community and increase the attractiveness of our target areas to others (population and business growth). These benefits will then be used to build momentum, attract private investment, promote infill development, and capitalize on the numerous economic growth opportunities that will be provided by the target areas' close proximity of the proposed DOLRT.

4. Programmatic Capability and Past Performance

a. Audit Findings

The City has not received any adverse audit findings from previous or current grant projects.

b. Programmatic Capability

The City has a strong history of Brownfield redevelopment resulting in the revitalization and reuse of dozens of commercial and mixed-use developments, restaurants, business/shopping centers, green space and affordable housing complexes. Each of the City's previous Brownfield Assessment Grants was completed within the three year project period. We are an experienced brownfield grantee and understand the importance of planning and timely submission of technical documents (i.e. Work Plan, RFQ, QAPPs) to ensure there are no delays in completing project activities. We also have a strong record of hiring and retaining talented and qualified staff to manage these programs. The City's Senior Economic Development Coordinator, Ms. Summer Alston, in conjunction with the OEWD staff, City support staff, and Brownfield Steering Committee will provide the overall direction for the Brownfield Project. Ms. Alston has over seven years of experience managing various federal and state grant programs. Ms. Alston will provide regular updates and progress reports to the OEWD Program Director, Mr. Andre Pettigrew, and the City Council. Mr. Pettigrew will also serve as the project's assistant/backup project manager. Due to the technical nature of the project, the City will once again retain an experienced environmental consultant to assist with the implementation of this project, and will procure these services in accordance with the City's and EPA guidelines. This includes a competitive procurement process with a review committee to evaluate responses based on established criteria and awarding the contract to the firm that best meets those criteria. The RFQ will be issued in June 2018, following the anticipated award announcement in April/May 2018.

The assembled project team will have the capabilities to perform all of the required activities discussed above, immediately upon grant award.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

Grant progress will be tracked, measured and reported by Summer Alston. Ms. Alston will also use EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES) along with the Steering Committee to assist with tracking and measuring grant progress. She will communicate frequently with the EPA Project Manager and quarterly reports will be submitted to EPA. The following is a list of anticipated outcomes and outputs for our project. Anticipated outputs for this project include: a completed CIP; # of Steering Committee Meetings; # of public meetings; # of attendees; # of outreach materials distributed; # of sites inventoried; # of Phase I and II ESAs; # of sites entered into the NCDEQ Brownfield Program; # of ABCAs completed; # of redevelopment/concept plans completed; and # of mitigation measures implemented. Anticipated outcomes include: # of new community members engaged through project activities; a comprehensive Brownfield inventory; # of acres assessed; # of acres entered into the NCDEQ Brownfield Program; # acres redeveloped; # acres ready for reuse; # of jobs created and # of dollars leveraged.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

1. Accomplishments The City of Durham has a track record of successful management of three previous EPA Brownfield Assessment Grants targeting the Northeast Central Durham Community (located northeast of the current Fayetteville Street/Alston Avenue target area) and four previous EPA Environmental Technician Job Training Grants. The initial EPA Brownfield Community-Wide Hazardous Substance Assessment Grant was awarded in October 2006 for \$200,000; a subsequent ARRA-funded EPA Brownfield Community-Wide Hazardous Substance and Petroleum Assessment Grant in 2009 for \$400,000; and the most recent EPA Brownfield Community-Wide Hazardous Substance and Petroleum Assessment Grant in 2014 for \$400,000. The outputs of the previous grants include 30 Phase I Environmental Site Assessments (ESAs), 12 Phase II ESAs, 2 Notices of No Further Action from assessment/cleanup activities, 3 asbestos/lead-based paint surveys, 1 redevelopment plan and 1 Environmental Management Plan (EMP) completed under a North Carolina Brownfields Agreement. All property specific information was added to the ACRES database.

2. Compliance with Grant Requirements The grants were completed in a timely manner (within the 3 year project period) and essentially all grant funds expended. The City maintained compliance with the work plans, schedule, and terms and conditions during each cycle. The City completed 12 quarterly reports and closeout reports, MBE/WBE Utilization forms and Annual Financial Status Reports were submitted in a timely manner to the EPA Region 4 Project Manager. In addition, the City was recognized on several occasions by EPA Region 4 personnel as being one of the first ARRA grantees to submit the 1512 Quarterly Report in federalreporting.gov, and the Durham Brownfields Job Training grant has previously been identified by the EPA as a "best practice" project. All property specific information was added to the ACRES database.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Durha, North Carolina

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

56-6000225

*** c. Organizational DUNS:**

0755666950000

d. Address:

*** Street1:** 101 City Hall Plaza

Street2:

*** City:** Durham

County/Parish:

*** State:**

NC: North Carolina

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:** 27701-4704

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.

*** First Name:** Andre

Middle Name:

*** Last Name:** Pettigrew

Suffix:

Title: Director

Organizational Affiliation:

City of Durham, Office of Economic and Workforce Development

*** Telephone Number:** 919.560.4965

Fax Number:

*** Email:** andre.pettigrew@durhamnc.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-17-07

*** Title:**

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Durham, North Carolina EPA Community-wide Brownfields Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:



R04-18-A-057

CITY MANAGER
SCOTT E. HILDEBRAN

CITY OF LENOIR
NORTH CAROLINA

MAYOR
JOSEPH L. GIBBONS

November 1, 2017

Ms. Barbara Alfano
Environmental Protection Agency Region 4
Atlanta Federal Center
61 Forsyth Street, S.W.
10th Floor
Atlanta, Georgia 30303-8960

CITY COUNCIL
K. P. EDMISTEN
T. H. PERDUE
J. I. PERKINS
T. J. ROHR
D. F. STEVENS
C. D. THOMAS
B. K. WILLIS

RE: City of Lenoir, Lenoir, North Carolina
EPA Brownfields Community-Wide Assessment Grant Application

Dear Ms. Alfano:

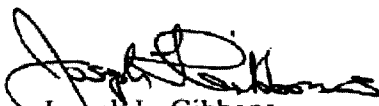
The City of Lenoir and our community partners are pleased to submit the following Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Application for \$300,000. This funding will be extremely beneficial to our revitalization efforts in Lenoir. In particular, our area of focus is Census Tract-301, which includes Lenoir's Central Business District (CBD). This is a primary gateway into our City from the west and has been the focus of multiple community supported revitalization efforts.

Our initial brownfield inventory efforts in the Target Area identified 19 industrial and commercial facilities that encompass approximately 77 acres containing 465,025 square feet of underutilized building space. We have 5 priority properties of focus adjacent to two residential neighborhoods. The closure of former manufacturing facilities resulted in the loss of over 6,000 jobs and left behind many blighted properties in our Target Area. Like many small southern towns, the loss of manufacturing jobs during and before the economic recession impacted the smaller commercial businesses as people moved away to find employment. We have identified several vacant or underutilized gas stations, dry cleaning and auto repair facilities in the City that are believed to have petroleum and chlorinated contamination issues from leaking tanks, spills or historical operational practices. At this point, we are not clear on the public health and environmental impacts these brownfield sites are having on our community.

The EPA Brownfield Grant will assist Lenoir in removing blight, creating jobs, increasing recreation opportunities and clarifying potential health and environmental impacts for our residents. Thank you for your consideration and please feel free to contact me or Radford Thomas (Project Director), if you need any additional information.

Sincerely,

CITY OF LENOIR


Joseph L. Gibbons
Mayor



POST OFFICE BOX 958 • LENOIR, NORTH CAROLINA 28645-0958 • (828) 757-2200



- a. **Applicant Identification:** City of Lenoir, North Carolina
801 West Avenue NW
Lenoir, North Carolina 28645
- b. **DUNS Number:** 074513557
- c. **Funding Requested:**
i) **Grant Type:** Assessment
ii) **Federal Funds Requested:** \$300,000
iii) **Contamination:** \$200,000 for Hazardous Substances and \$100,000 for Petroleum
iv) **Community Wide**
- d. **Location:** City of Lenoir, Census Tract 301, Caldwell County, North Carolina
- e. **The Town is applying for a Community-Wide Assessment. (N/A)**
- f. **Contacts:**
i) **Project Director:**
Radford L. Thomas
Director of Public Utilities
P.O. Box 958
Lenoir, NC 28645
Phone: (828) 757-2219
Facsimile: (828) 757-2212
E-mail: rlthomas@ci.lenoir.nc.us
ii) **Head of Organization:**
Joseph L. Gibbons
Mayor
P.O. Box 958
Lenoir, NC 28645
Phone: (828) 757-2200
E-mail: josephlgibbons@yahoo.com
- g. **Date Submitted:** November 16, 2017
- h. **Project Period:** October 1, 2018 – September 30, 2021
- i. **Population:** City of Lenoir – 17,920 (U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates)
- j. **Other Factors Checklist:** Attached

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: The City of Lenoir, North Carolina

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Region 4 - Assistance to Communities That Have Limited In-House Capacity to Manage Brownfields Projects

Page Number(s): 14

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	<i>None of the Other Factors are applicable.</i>	
	Community population is 10,000 or less.	
	The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	Target brownfield sites are impacted by mine-scarred land.	
X	Project is primarily focusing on Phase II assessments.	6, 9
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	10, 15
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

City of Lenoir, North Carolina
Proposal for USEPA's Community-Wide Hazardous Substance and Petroleum
Brownfields Assessment Grant
RFP # EPA-OSWER-OBLR-17-07

November 16, 2017

V.B. Ranking Criteria for Assessment Grants

1. COMMUNITY NEED

1.a. Targeted Area and Brownfields

The City of Lenoir (City) is centrally located in Caldwell County, North Carolina, 65 miles northwest of Charlotte and 61 miles northeast of Asheville, North Carolina at the foot of the Blue Ridge Mountains. Named after Revolutionary War hero William Lenoir, the City was established by the NC Legislature as the County seat in 1841 and incorporated in 1851. Lenoir has historically been a furniture manufacturing community, especially with the opening of the Chester-Lenoir Railway in 1884. Lenoir Furniture, started in 1889, was followed by Broyhill, Fairfield, Bernhardt and Kincaid Furniture companies.

Furniture's decline through the 1980s and 1990s left a cultural, economic and employment void in the region. Lenoir, long the leader in the industry, suffered greatly as plants were shuttered and employees, many whose families had been employed by the furniture industry for generations were let go. The significant manufacturing plant closings Lenoir suffered in the past have created many vacant industrial buildings throughout the City, including a former rail depot and Blue Bell textile facility, which sit largely idle and adjacent to the Larinco neighborhood in the area identified by the City as "Fairfield South". Historically, Larinco's residents were the factory workers for Blue Bell and many of the furniture plants located adjacent to the neighborhood. Lenoir now finds many residential areas adjacent to, and inter-fingered with, our abandoned, underutilized and dilapidated industrial facilities. A large percentage of the industrial development in Lenoir is concentrated in Census Tract 301 (CT-301), a triangular shaped area which is defined to the south by the east-west trending Morganton Boulevard (NC Highway 18) and to the west from Morganton Boulevard north along US 321 Business and by US-321 Bypass to the east. This area is also bordered by Spainhour Creek to the north and Lower Creek to the south, both tributaries to the Catawba River. This area encompasses roughly 3.15 square miles and includes our Central Business District (CBD). Most of Lenoir's high potential Brownfield sites, which includes both the Larinco and Fairfield South neighborhoods, lie in CT-301. This is significant since the population density of CT-301 (1,584 people per square mile) is 910% of Caldwell County's density (174 per square mile), disproportionally impacting a larger number of our citizens to blight, poverty and undocumented health conditions due to exposure to contaminants from over 150 years of industrial use.

Existing and/or unknown environmental contamination from soil and groundwater impacts in this area is hindering redevelopment and may be putting residents at risk by exposure to unidentified contaminants. Most of these properties are unsecured and easily accessible by children, residents or trespassers. The closure of factories and the loss of jobs resulted in the loss of basic amenities supporting these neighborhoods. Grocery stores, gas stations, dry cleaners and other small businesses, once located in our CBD closed, along with the Center Theatre, which opened in 1941 and was the major entertainment venue in our CBD. Many businesses that supported these major employers either closed or merged in an attempt to survive.

We are committed to continued redevelopment and diversification of our economy and have had a relative amount of success in recent years since the recession. Companies including Google, Exela Pharma Sciences, Neptco, Bemis, Bakers Waste Equipment, Randall Miller Trucking, and CentriLogic have located in Lenoir since 2008. However, these new companies have had little impact on our significant inventory of buildings and sites with unknown and unquantified environmental issues. We desperately need momentum to stem the development of Greenfield sites and promote beneficial reuses of the brownfields centrally located in our town. While some of our properties have been repurposed, there remains a significant inventory of vacant and

obsolete buildings and sites with unknown and unquantified environmental issues. Our recent success is double-edged: while we have repurposed some existing properties, in their current condition, the large number of remaining properties are unusable, obsolete and problem sites with economically infeasible redevelopment costs. The City has current and active land planning activities including the Lenoir Comprehensive Plan, North Main Street Small Area Plan (SAP), which encompasses the CBD. The Fairfield South Plan is being developed and covers the southwestern portion of CT-301, which is envisioned as a planned arts district gateway into the CBD. These Plans serve as guidelines upon which the City will direct future growth. They address land use mix, streetscapes, design standards, historic preservation, recreation and public art. The goal of the plans are to outline coordinated strategies to ensure that future development decisions are supportive of the City's vision. These Plans translate the community's needs, concerns, and aspirations into a comprehensive approach for managing the impact development will have on the City's natural, physical, cultural and financial resources. In this regard, Lenoir plans to utilize the requested EPA Brownfields Assessment Grant funds in conjunction with North Carolina Department of Environmental Quality (NCDEQ) Brownfield Agreements to reposition its Brownfield properties to support the Comprehensive and SAP strategies. Grant funds provided through this opportunity will allow Lenoir to reutilize abandoned and deteriorating properties that are detracting from its potential to maintain its small City quality of life and ensure Lenoir is a safe, pleasant, progressive, and proud place for future generations.

i. Community and Target Area Descriptions:

The City of Lenoir (City) is a charming small community located in the Piedmont region of North Carolina. With a population of 17,920¹, we are a family-oriented community with great pride, but a tour of the City quickly demonstrates its economic decline. Numerous vacant commercial and industrial structures exist along its main corridors, largely within the 3.15 square mile area of Census Tract 301 (CT-301), our Brownfields target area, which includes the Larinco, Fairfield South neighborhoods and Lenoir's Central Business District (CBD). The Larinco and Fairfield South neighborhoods lie in the southwestern portion of CT-301, with the CBD adjacent to and northeast of these neighborhoods. Strategic planning sessions with City staff, elected officials, and members of the community working together towards a common redevelopment goal have identified CT-301 as the primary area for Brownfield redevelopment. With the extension of the Chester & Lenoir Railway into Caldwell County in 1884, Lenoir quickly became a leader in furniture manufacturing, which created many stable, but blue collar jobs. Many nationally recognized furniture brands including Broyhill, Fairfield, Bernhardt and Kincaid Furniture trace their origins to Lenoir and some still exist today in CT-301. Businesses and neighborhoods, such as the Larinco neighborhood in the area of CT-301 identified as Fairfield South, supported the growing industry that sprang up near the furniture factories. Since the demise of domestic furniture manufacturing in the 1990s, many of the industrial complexes in our target area are vacant or abandoned. Many of the workers that supported these businesses resided close to these facilities, due to lack of public and often personal transportation for travel to and from work. The demise of these businesses have had multiple negative effects on our target area: (1) Loss of stable employment for residents in CT-301, (2) dilapidated and abandoned facilities have increased blight adjacent to the Larinco and Fairfield South neighborhoods, resulting in depressed property values, and (3) loss of property tax revenues that could otherwise support infrastructure and redevelopment efforts in the target area.

ii. Demographic Information and Indicators of Need:

Criteria	Census Track 301	City of Lenoir	North Carolina	United States
Population²	4,990	18,061	9,750,405	314,107,084
Unemployment Rate-Civilian Labor Force-Male	19.0%	17.4%	9.9%	8.8%
Unemployment Rate-Civilian Labor Force-Female	17.6%	17.5%	9.7%	8.2%
Below Poverty Rate-All Families ³	23.7%	16.5%	13%	11.5%
Below Poverty Rate-Related Children Under 18	45.9%	27.1%	20.8%	18.1%

Criteria	Census Track 301	City of Lenoir	North Carolina	United States
Median Household Income ⁴	\$26,423	\$30,036	\$46,693	\$53,482
Per Capita Income ²	\$18,344	\$18,506	\$25,608	\$28,555
Percentage of Population over 60 ⁵	29.0%	26.2%	19.6%	19.5%
Percentage of Women in Population	57%	54%	51%	51%
Birth Percentage of Unmarried Women-Less Than High School Graduate ⁶	100%	60.6%	16.6%	15.2%
Minority Population²				
African American	24.4%	11.6%	21.5%	12.6%
Hispanic	14.2%	10.8%	8.7%	16.9%

¹ US Census-American Fact Finder, 2010-2014 Population Estimate (July 2014)

² US Census-American Fact Finder, 2010-2014 American Community Survey 5-Year Estimates DP03, DP05

³ US Census-American Fact Finder, 2010-2014 American Community Survey 5-Year Estimates S1702

⁴ US Census-American Fact Finder, 2010-2014 American Community Survey 5-Year Estimates DP03

⁵ US Census-American Fact Finder, 2010-2014 American Community Survey 5-Year Estimates S0101

⁶ US Census-American Fact Finder, 2010-2014 American Community Survey 5-Year Estimates S1301

Residents in CT-301 experience unemployment rates almost 100% higher than North Carolina rates. Median household income is 57% below NC household income and 49% below US household income. Poverty levels, especially for families with children under 18 years of age, are 254% higher than the national average. This is especially true for women, which make up 54% of the City's population and 57% of the population in CT-301. For female householders with no husband present and at least one child, the poverty rate is 67.1%. For similar African-American women, the poverty rate is 64.2% and for Latino women, the rate is 73.3%. The N.C. Department of Commerce annually ranks the state's 100 counties based on economic well-being and assigns each a Tier designation. The 40 most distressed counties are designated as Tier 1. Caldwell County is a Tier 1 County.

iii. Description of Brownfields:

The City has identified CT-301 as the primary area of redevelopment focus as our 5 primary redevelopment target properties lie in this tract, adjacent to the Larinco and Fairfield South neighborhoods, whose residents historically supplied the labor for these businesses. These facilities were within walking distance of adjacent neighborhoods, which benefited many residents who lacked access to personal or public transportation, which is nonexistent. These now shuttered and underutilized facilities include the former Blue Bell textile manufacturing facility, the C&NW rail depot and the former Bost Lumber property. These properties lie adjacent to one another and are dilapidated and largely inactive. Abandoned facilities and businesses that formerly supported these industries are now blights on the community, hindering redevelopment due to known or perceived environmental contamination. These sites occupy large land positions adjacent to the Larinco and Fairfield South neighborhoods and create undefined potential health concerns for residents due to unknown contaminant exposures to soil, groundwater and indoor air via vapor intrusion. We have also identified infrastructure limitations as a barrier to redevelopment we are aggressively pursuing federal loans and grants to support repair and improvement of the City's critical infrastructure.

Blight and underutilization of these properties reduces the overall community appearance. The Larinco and Fairfield South neighborhoods are located directly adjacent to our target sites. The City has been actively targeting redevelopment and revitalization of this area by identifying properties, engaging property owners and developing a comprehensive redevelopment vision. We have already identified 19 properties encompassing over 77 acres and 465,025 square feet of unused and/or underutilized space that are potential candidates for redevelopment. Details of our 5 strategic properties within CT-301 are provided in the table below. We have secured site access to all of these properties.

City of Lenoir – Priority Brownfield Properties

Property Name	Address	Acreage	Past Use	Predominant Concern	Potential Environmental & Health Concerns
Kiser Saw Mills	515 Virginia Street Lenoir, NC	21	Lumber manufacturing	Petroleum Contamination	Soil, Groundwater contamination, VI issues
Former C & NW Railroad	Underdown Avenue, Lenoir, NC	5.6	Rail Yard and Freight Depot	Petroleum Contamination	Soil, Groundwater contamination, site unsecured
Former City Service Cleaners	1036 Harper Avenue Lenoir, NC	0.14	Historical Dry Cleaners	Hazardous Substances, Chlorinated Solvents	Soil, Groundwater contamination, VI issues, adjacent to public use areas
Former Blue Bell Mills	1409 College Avenue Lenoir, NC	8.23	Textile Manufacturing	Hazardous Substances, Chlorinated Solvents	Soil, Groundwater contamination, site currently open to public; visited by children
Former Bost Lumber	Steel Street Lenoir, NC	3.2	Furniture Manufacturing	Petroleum Contamination	Groundwater Contamination, Asbestos, Lead based paint

Contaminants typically associated with these uses, which are currently unquantified at these sites and a great concern to us include chlorinated solvents, petroleum compounds, volatile and semi-volatile organic compounds, asbestos, lead-based paint and metals. In addition to contamination issues, the abandoned and dilapidated condition of these properties has resulted in vandalism, vagrancy and security breaches which further exacerbate the safety of these sites. Unimpeded access to some of our brownfields is a concern because children live and play next to or in close proximity to them.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts

The presence of blight in CT-301 overwhelming as a result of the presence and condition of our brownfields. These Brownfield properties pose a safety concern as most have uncontrolled access, many areas that are overgrown with vegetation, and exposes residents to illegal activities that often occur in uncontrolled environments. These properties also require constant police oversight to deter vagrancy and vandalism, which is an added unnecessary expense for the City. These areas of blight are eyesores on the Larinco and Fairfield South communities and give the over impression that these areas are the “bad side of town.” This perception further exacerbates the lack private reinvestment in the area, further depriving these residents from amenities that new businesses would provide, including jobs. Lenoir has no public transportation, and procurement of basic necessities such as food requires travel. Based on research conducted on Community Commons (communitycommons.org) for CT-301, 100% of residents in this area are identified as living in a “food desert”. The percent of Low Income/Low Food Access for residents in CT-301 is 12.06% versus 7.79% for NC and 6.27% nationally. Lack of public transportation, coupled with high poverty makes relocation to areas with higher paying jobs and/or cleaner environments cost-prohibitive, geographically trapping many residents in areas with decaying, underutilized, abandoned and contaminated properties.

ii. Cumulative Environmental Issues:

In addition to our identified Brownfield sites, the NCDEQ has identified 184 UST releases, 23 AST releases, 13 pre-regulatory Landfills and 10 Inactive Hazardous Sites in the City. The City has identified 3 abandoned dry cleaning sites that are not listed in NCDEQ databases. Many of the sites identified by NCDEQ lie within CT-301 and many are included in the City's Preliminary Site Inventory. The physical environment in Lenoir is at risk due to long-dormant industrial/manufacturing sites remaining within CT-301. Storm water runoff and groundwater discharge from these sites poses an environmental threat to Lower Creek, bordering the target area to the south, and Spainhour Creek, which borders the target area to the north. Both are tributaries to the Catawba River. As recently as 2013, the Catawba River was listed as the #5 most endangered river in the United States. We are concerned with environmental justice impacts in CT-301 as contamination disproportionately affects the populations with the fewest resources to respond and improve their situation, e.g., persons with lower income and limited education. US Census data indicates that only 9.9% of residents in CT-301 have a Bachelor's

degree and 23% are not high school graduates, over double the national average. The poverty rate based on educational achievement for those over 25 years of age with less than a high school education in CT-301 is 39.5% for males and 57.9% for females¹. Demise of businesses in CT-301 has had a detrimental effect on residential housing, as those with the ability to do so moved from the area, increasing the amount of vacant and often abandoned housing. In CT-301, 22.46% of the housing is vacant, versus 16.65% in the County, 14.66% in NC and 12.45% nationally. As one would expect, the percentage of housing deemed "Substandard" is 42.45% in CT-301 versus 28.55% in Caldwell County². Asbestos and lead based paint in older, vacant homes is a safety concern to the children in CT-301.

iii. Cumulative Public Health Impacts

Investigation of Brownfield sites will provide currently non-existent data to help identify specific health effects of Brownfield contamination in the Larinco and Fairfield South communities. If approved, the City would like to use a portion of the Brownfield funding to work with the Caldwell County Health Department to conduct community outreach to identify public health issues in CT-301 as they relate to Brownfield's effects. While CT-301-specific health data does not currently exist, we anticipate the statistics to be no better than those for the County, given the disparity in population density (1,584 people per square mile in CT-301 versus 174 per square mile in Caldwell County). CT-301 has a higher proportion of sensitive populations including the elderly, children and females. Elderly residents in CT-301 living alone are over double that of Caldwell County and almost triple that of the US. These most at-risk sensitive populations in the Larinco and Fairfield South communities reside within or adjacent to sites where there has been long-term exposure to potential hazardous substances, pollutants or contaminants associated with Brownfields sites. As shown below, cancer and mortality due to cancer, lung diseases and coronary heart disease are all higher in Caldwell County, and by inference, CT-301 than in North Carolina and the U.S. Given the health effects from the contaminants identified on Brownfield sites, general air contamination from vehicular traffic and storm water contamination from surface run-off, these sites are contributory to community health impacts in CT-301, disproportionately impacting our minority and sensitive populations.

Health Data¹

Condition	CT-301	Caldwell County	NC	US
Lung Cancer	ND ²	82.9	70.7	62.6
Mortality - Cancer	ND	199.1	172.1	166.3
Mortality - Lung Diseases	ND	71.1	46.1	41.7
Mortality - Coronary Heart Disease	ND	133.0	100.3	105.7
Poor General Health ³	ND	21.1%	17.5%	15.7%
Demographics				
Children under 9 years of age ⁴	8.5%	5.7%	6.5%	6.2%
Females between 60-85 years of age ⁴	32.4%	25.5%	21.8%	18.3%
Female Householder, No Husband Present, Average Household Size ⁵	4.72	3.93	3.38	3.49
Householder Living Alone > 65 years of age ⁵	28.5%	12.6%	10%	ND
Hispanic Population	14.2%	4.8%	8.7%	16.9%
African American Population	24.4%	4.9%	21.5%	12.5%

¹ Communitycommons.org/CHNA; rates per 100,000 population unless otherwise noted, 2016

² No Data - results suppressed due to statistically small data set or no data published for the statistic

³ Percentage of population

⁴ American Community Survey, Age & Sex, ACS 5-Yr Estimates, S0101

⁵ American Community Survey, Households & Families, ACS 5-Yr Estimates, S1101

c. **Financial Need**

i. Economic Conditions:

Lenoir and CT-301 per capita income is only 64% of the national average and poverty rates are 50%-100% higher than comparative North Carolina rates and even higher when compared to national poverty rates.

¹ US Census-American Fact Finder, 2010-2014 American Community Survey 5-Year Estimates DP03, DP05

² Assessment.communitycommons.org/CHNA/report/physical environment/Housing-Substandard Housing

Lenoir's population, which peaked in 2009 at 19,064 has declined to 17,920, despite the addition of technology jobs. The current (July 2016) Caldwell County unemployment rate from the North Carolina Department of Commerce is 5.1%, which is higher than North Carolina's 4.7% current rate. Under the present conditions, the City's fiscal resources have been adversely-impacted through the lack of appreciable increase in its tax base and increase in tax delinquencies. Total tax collections declined 6.9% between 2009 and 2015, representing a loss of almost \$350,000. Business closures have adversely affected utility-driven revenue. In light of economic pressures, the City of Lenoir in the last 4 to 5 years has seen water consumption drop with a resulting lowering of water and sewer revenue. In 2015 alone, total water and sewer revenues were \$312,000 below projections. Additionally, the City's total debt increased by 11.05% during the current fiscal year after a 19.42% increase during the previous fiscal year. Uncollected ad valorem taxes increased by 15% from FY 2014-2015 to FY 2015-2016³. While we have worked hard to build upon previous grant successes, it cannot provide the substantial resources needed to spur sustainable, long-term improvement without outside assistance.

ii. Economic Effects of Brownfields:

Our brownfields have contributed to an overall decline in the quality of life for City residents. Among the most powerful evidence our economic decline is the difference in Median Household Income (MHI) between the residents of CT-301 and State. Current census estimates indicate a MHI of \$26,423 in CT-301 versus \$46,693 for North Carolina and \$53,482 nationally. Caldwell County lost more than 10,000 jobs since 2000: 41,647 were employed in 2000 to a low of 31,835 in 2009 according to the North Carolina Department of Commerce Labor and Economic Analysis Division Employment Reports. As of January 2016, current employment had barely improved to 33,165; however, this represents a 20% net job loss. Within CT-301, which is only 3.15 square miles, there is approximately 200,000 square feet of vacant and blighted industrial space. Much of this space is antiquated and will need to be redeveloped. These vacant spaces are subject to vandalism and vagrancy, forcing the City to expend limited fire, police and emergency response resources to secure these properties, many which have unrestricted access. For example, the former Blue Bell facility, located adjacent to the Larinco and Fairfield South neighborhoods has partially been repurposed into a weekend flea market, visited by local residents and children. The health and environmental exposure risks associated with a public re-use from the former manufacturing site is unknown. This underutilized space reduces property tax and service revenues which would otherwise be captured with a higher value use.

2 PROJECT DESCRIPTION and FEASIBILITY OF SUCCESS

2.a. Project Description, Redevelopment Strategy, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans:

The purpose of this assessment project is to evaluate abandoned and deteriorating industrial and commercial sites in CT-301 for redevelopment as commercial/industrial, green space, recreational facilities, and residential, retail/commercial or mixed-use properties. A vast majority of these Brownfields lie in CT-301 adjacent to Lenoir's Central Business District and the Larinco and Fairfield South neighborhoods. Our approach includes the following major tasks: Community Outreach, Site Prioritization, Site Assessments (Phase I/II) and Clean-up Planning. As stated previously, we have begun preparing our site inventory and will continue to revise this inventory throughout our grant cycle. Once Phase I and Phase II Environmental Site Assessments (ESAs) are completed, we anticipate the need for clean-up funding for several sites. We anticipate that most of our funding will be directed towards Phase II activities for hazardous substances. We are also coordinating our redevelopment efforts with the Caldwell County Economic Development Commission (EDC) to identify the most economically viable Brownfield properties for redevelopment. The most promising of these sites will be taken through North Carolina's Brownfields program, which provides a pathway for environmental liability mitigation and leverages 5-year property tax rebates provided by the program, making these sites financeable and more economically attractive for private redevelopment. Redevelopment of these properties will further the City's primary long term economic vision, which is articulated in the City's 2007 Comprehensive Plan. This plan calls

³ Comprehensive Annual Financial Report For The Fiscal Year Ended June 30, 2016, City of Lenoir, NC, Schedule 14

for the City to protect its small City quality of life; promote existing and future commercial and industrial growth while protecting the small City atmosphere. An important element in achieving this vision, which is specifically addressed in the 2007 Comprehensive Plan, is to redevelop the large areas of Brownfields in the City. The City has taken a first step in CT-301 by purchasing a former 15 acre industrial property and taking that property through North Carolina's Brownfield Program. A portion of this site is now used as Lenoir's Community Garden, supported by a Community Fit Grant. This successful redevelopment was featured as the cover story in *Parade Magazine's* August 19, 2012 issue. Lenoir is currently developing a Fairfield South Small Area Plan (SAP), which calls for the area around several high priority target properties (former Blue Bell and rail yard facilities) to be an arts-focused district. A portion of this 20-mile segment of the Overmountain Victory National Historic Trail (OVNHT) is planned along the former C&NW rail line that bifurcates our target area, providing for additional hiking, walking, bike use and greenways. The OVNHT is a trail that traces the route used by patriot militia during the Kings Mountain campaign of 1780. The Lenoir/Morganton NC community partnership was the first to complete a segment of the OVNHT master plan under a grant from the National Park Service. A number of our target properties (especially the former rail yard, Blue Bell and Bost Lumber facilities) lie along the OVNHT. A number of prospective reuses are currently planned for our target properties. The former C&NW rail yard is envisioned as a hub for a planned arts facility and the former Blue Bell facility has been evaluated for redevelopment into a much needed multi-family residential use, given the population density in CT-301.

The City's 2007 Comprehensive Plan outlines policies for land-use and growth management. The North Main Street SAP supports the Comprehensive Plan focused strategically on the CBD and its transitional corridors, which contain several additional Brownfield sites at the gateways into Lenoir. Given the historical industrial use in CT-301, there is substantial infrastructure in place. This infrastructure re-use, supported by anticipated upgrades is attractive from a redevelopment perspective since prospective companies can more quickly become operational. In anticipation of future development, CT-301 has benefited from recent water and sewer projects supported by grant funding. A \$300,000 Appalachian Regional Commission (ARC) grant allowed us to replace almost 1,000 linear feet of substandard and antiquated terra-cotta sewer line along the former Bost Lumber site and C&NW rail depot with new 15-inch service. As we continue to evaluate our Brownfield properties, they will be put back into productive re-use based on the compatibility with the 2007 Comprehensive Plan and SAPs. In accordance with our planning goals, the City plans to incorporate some of their Brownfields into additional green space and recreational uses, similar to the Community Garden space noted previously.

ii. Redevelopment Strategy

CT-301 is incorporated into the City's Comprehensive, Fairfield South and North Main Street Small Area Plans, which specifically identify Brownfields redevelopment as part of the City's comprehensive strategic approach to redevelopment. Several of our priority sites lie within Fairfield South and specifically incorporated into the Fairfield South redevelopment plan, which calls for a walkable community within a mixed-use redevelopment incorporating residential and commercial uses, including an arts district, entertainment, affordable housing, restaurants and community amenities. An increased residential component will help us address the food desert in CT-301 by attracting grocery stores. We anticipate this growth will attract businesses offering basic necessities such as medical care, clothing and transportation.

iii. Timing and Implementation:

Understanding that the grant period is 3 years from the award date, the City will employ a management approach similar to that used for other state and federal funding programs within a defined project period. This project will be conducted in compliance with all applicable federal and North Carolina standards for protecting human health and the environment. Methods to achieve the expected outcomes include the following:

- (a) The City has procured an environmental consultant to assist the City in developing a master plan with tracking and reporting protocols for measuring progress, including detailed activities, schedules, budgets, outputs and milestones keyed to outreach and reporting requirements. Proactively procuring our consultant in advance will save us approximately 90 days up front and enable us to aggressively update our inventory of potential sites and conduct additional community outreach immediately upon notification

of grant award.

- (b) Using the 2007 Comprehensive Plan and SAPs detailed previously, 19 tentative potential assessment sites, including 5 priority sites in CT-301 have been identified for immediate eligibility review. Several of the properties are City-controlled, providing immediate access. Concurrently, we are working with Caldwell County EDC to conduct additional property research into properties considered candidates for assessment and redevelopment. Once our master list of sites is finalized, Lenoir's Business Growth Committee, comprised of many business and community leaders that serve on the BSC will reach out to the property owners to engage them in the process and secure site access. Several property owners of priority sites have proactively been contacted. This will be an area of emphasis in our Community Outreach activities.
- (c) Phase I Environmental Site Assessments (ESAs) will be initiated for eligible sites, followed by Phase II ESAs as appropriate. Time needed for completion of assessments is contingent upon factors such as size of the property, existing improvements, past and current uses, and the extent of known or suspected environmental concerns. ESAs will, therefore, overlap during the remaining project period, but will all be completed within 12 to 20 months of site selection. Based on the outcome of the Phase I ESAs, we anticipate that Phase II ESAs will occur on selected sites within 12-30 months of grant award.
- (d) We will prepare monthly performance reports keyed to the master plan. The reports will include milestones achieved, issues encountered, billing and budget details, and project schedule updates. We will track overall project progress as well as prepare EPA-required reports.
- (e) Applicable site information will be regularly entered in EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES), and the City will provide post-grant information describing outcomes and benefits of the funding, including the number of jobs created and funds leveraged resulting from the grant.

2.b. Task Description and Budget Table

i. Task Descriptions:

Activities for both petroleum and hazardous sites are detailed below, followed by associated budget tables. Tasks were developed to achieve the primary goal of completing approximately 8 Phase I ESAs and 6 Phase II ESAs within the 3-year project period. Budgets include only contractual costs for all tasks. The City will provide in-kind staff services including coordination, community outreach, project management, and related support. Direct expenses, travel and supplies will be offset through the City's general fund. The City's in-kind staff commitment is estimated at \$18,000, or roughly \$3,000 per year for each assessment category (**petroleum** and **hazardous** substances) during the 3-year grant period. Personnel and fringe expenses included are for the City's coordination with the Caldwell County Health Department as noted in Task 1 below. The City's anticipated travel budget of \$6,000 will support up to two staff members to attend EPA regional and/or National Brownfields Conferences during the project period.

Task 1: Communication and Community Engagement - \$13,400: This task includes technical assistance necessary to maintain communication and interaction with citizens and those most affected by the City's Brownfields throughout the project. We will use our BSC to set community meetings, disseminate information, answer questions and engage residents. This task includes developing a Brownfields project webpage tied to the City's existing website, preparing printed brochures and conducting advertised public meetings to coincide with significant milestones to communicate project progress. Activities will be specifically tailored to best meet the impacted community's needs. Estimated expenses of \$2,000 per year (\$3,000 per assessment category; \$6,000 total) for 3 years are included for technical assistance with community meetings and communication materials. If permitted, we will allocate some of our funding for a joint initiative with the Caldwell County Health Department for neighborhood-specific health assessments to generate health data not currently available to further identify health-related affects from adjacent industrial uses.

Task 2: Inventory Review, Site Prioritization, and Access Coordination - \$12,000: As discussed in Section

2.a.iii, we will complete our Brownfields inventory and database prior to the start of the project. Inventoried properties within CT-301 will be characterized, prioritized and ranked based on the scoring criteria. A pool of potential sites will be selected for assessment. The number of sites chosen will depend upon access considerations and projected assessment costs. No assessments will be conducted prior to confirming eligibility with EPA and NCDEQ. This inventory will provide the necessary information for future Brownfield redevelopment activities and will be a beneficial marketing tool for potential developers. Estimated costs of \$12,000 anticipate \$2,000 per year each for **petroleum** and **hazardous** assessment categories for this task (\$2,000 x 3 years x 2 categories).

Task 3: Phase I Environmental Site Assessments – (4 @ \$4,200 for hazardous; 4 @ \$3,200 for petroleum), \$29,600 Total: Upon receiving favorable eligibility determinations and access from property owners, our consultant will conduct approximately **4 Phase I ESAs for hazardous sites and 4 for petroleum sites**. ESAs will be completed consistent with ASTM E1527-13, which meets EPA's All Appropriate Inquiry standard. Contractual costs will vary depending upon size, past uses, and number of Recognized Environmental Conditions. These costs are typical for industrial and commercial property assessments.

Task 4: Phase II Environmental Site Assessments – (4 @ \$40,000 for hazardous; 2 @ \$32,000 for petroleum), \$224,000 Total: Based on the Phase I ESA results, sites will be evaluated to determine which eligible properties require Phase II ESAs. We anticipate completing approximately 6 Phase II ESAs, **4 for hazardous sites and 2 for petroleum sites**. Activities for petroleum and hazardous sites will include collecting soil and groundwater samples, performing laboratory analyses and preparing reports with recommendations for further action, if warranted. This includes Quality Assurance Project Plans (QAPPs) preparation required by EPA and NCDEQ. Based on our experience with similar properties, the size and complexity of these sites and discussions with our consultant, costs of \$30,000 to \$40,000 per Phase II ESA are not uncommon. We believe some sites will contain both **petroleum** and **hazardous** substances, especially on former manufacturing sites. Sites such as dry cleaners are weighted towards hazardous substances. Costs have been allocated accordingly. We anticipate some sites will require asbestos and lead-based paint surveys, increasing the hazardous substances costs.

Task 5: Preliminary Remediation and Redevelopment Planning – (6 @ \$3,500 each), \$21,000 Total: Preliminary remediation plans will be prepared to review alternatives for further environmental investigation and/or remediation if warranted. Preliminary cost estimates will be developed for each alternative and an evaluation report will be prepared and coordinated with EPA and NC DEQ for concurrence and approval of any proposed remedial actions. City staff will work with stakeholders to conduct preliminary redevelopment planning for these properties, incorporating cost-benefit analyses to determine best reuse and economic potential of the sites. A total of 6 Remediation & Redevelopment Plans, **3 for hazardous sites and 3 for petroleum sites**, are anticipated at an average contractual cost of \$3,500 per plan.

Budget Table:

BUDGET TABLE						
HAZARDOUS MATERIALS	Task 1	Task 2	Task 3	Task 4	Task 5	Total
	Community Engagement	Site Inventory & Priorization	Phase I ESAs	Phase II ESAs	Cleanup Planning	
Personnel	\$ 2,400					\$ 2,400
Fringe	\$ 600					\$ 600
Travel						\$ -
Supplies						\$ -
Contractual	\$ 3,700	\$ 6,000	\$ 16,800	\$ 160,000	\$ 10,500	\$ 197,000
Task Total	\$ 6,700	\$ 6,000	\$ 16,800	\$ 160,000	\$ 10,500	\$ 200,000
PETROLEUM	Task 1	Task 2	Task 3	Task 4	Task 5	Total
	Community Engagement	Site Inventory & Priorization	Phase I ESAs	Phase II ESAs	Cleanup Planning	
Personnel	\$ 2,400					\$ 2,400
Fringe	\$ 600					\$ 600
Travel						\$ -
Supplies						\$ -
Contractual	\$ 3,700	\$ 6,000	\$ 12,800	\$ 64,000	\$ 10,500	\$ 97,000
Task Total	\$ 6,700	\$ 6,000	\$ 12,800	\$ 64,000	\$ 10,500	\$ 100,000
CATEGORY TOTALS	\$ 13,400	\$ 12,000	\$ 29,600	\$ 224,000	\$ 21,000	
PROJECT TOTAL						\$ 300,000

2.c. Ability to Leverage

We will continue to seek additional funding for redevelopment of the target area. Given our historical capability to provide matching funds for many of our projects, we anticipate submitting requests for additional CDBG and ARC Grants to help us address our infrastructure needs. We are also in discussions with the North Carolina State Historical Preservation Office for the completion of historical site surveys, the completion of which may lead to additional potential funding sources, including the National Endowment for the Arts for civic design. Some of our additional funding sources in the Target Area are noted in the following table.

Source	Purpose/Role	Amount	Status
Fit Community Grant	Community Garden in Target Area	\$ 60,000	Secured resource
NC Department of Commerce	Building Revitalization in Target Area	\$ 200,000	Secured resource
Appalachian Regional Commission	Sewer Line Extension in Target Area	\$ 300,000	Secured resource

As noted above, the City's continued investment in the project includes staff time to administer grant activities, facilitate community involvement, coordinate site access, oversee site selection and assessment activities, and review and submit technical reports. We estimate the City's in-kind personnel services and travel expenses for this project to be \$10,000 to \$20,000. The City anticipates the need to secure funding to further evaluate some of the sites assessed to remediate and/or redevelop the properties. Based on known information on some of our preliminary identified sites, clean-up may be required. If further evaluation or response is needed for any of the sites, the City will secure additional public and private funding needed to successfully return these sites to sustainable reuse. This funding will be obtained through additional EPA site specific clean-up grants or revolving loans for eligible activities, and/or through local private sources. We will also leverage funding from the NCDEQ Leaking UST fund and the Dry-Cleaning Solvent Clean-up (DSCA) Program.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

The City fully recognizes the value of involving the entire community in meaningful ways to support the program and to develop the momentum necessary to sustain this initiative. The City has demonstrated this commitment by organizing community leaders into the *Lenoir Brownfields Steering Committee* (BSC) to provide input on the grant proposal. Members of the BSC include Merlin Perry, a community volunteer; Jennifer Grayson from St. Paul A.M.E. Church; Pete Kidder from Caldwell Habitat for Humanity, Alvin Daughtridge and John Moore, local business owners and the City's Planning Director, Jenny Wheelock; City Manager Scott Hildebran; Radford Thomas, Lenoir's Director of Public Utilities and other members of City Staff who are actively engaged in community engagement and outreach. As part of our community outreach activities, we are soliciting participation from the Larinco and Fairfield South neighborhoods on our BSC. In development of the current Fairfield South SAP, 2 community outreach sessions have been completed, one held at the previously mentioned community garden. An area of outreach emphasis for our project is to continue to broaden citizen involvement and local organizational participation in the BSC. Current BSC members are reaching out to our local community for continued engagement, support and BSC participation.

3.a. Engaging the Community

i. Community Involvement Plan:

Believing strongly in partnering with citizens and maintaining project transparency, we will continue to engage the local community at all stages of the project. This grant will build upon previous initiatives involving extensive community engagement. Our proposal was developed with input from the BSC, which meets regularly and is comprised of local residents, business owners from banking, insurance, real estate, and local government.

ii. Communicating Progress:

- (a) We will develop a Brownfields project webpage to report ongoing progress. Project reports and meeting announcements will be posted on this site. In addition to the website, we will utilize Facebook and other social media to engage the whole community in the project. We believe internet and social media outlets will provide immediate on-demand access to information to a majority of our residents. We anticipate our Brownfield-specific webpage to have capabilities to translate the information in various languages, removing the barrier to communication and participation.
- (b) We will solicit church partners in the vicinity of our brownfields to provide a platform for communication by placing project updates in church bulletins, provide notices of meetings and serve as repositories for printed information.
- (c) Project reports and brochures will be distributed throughout the community with pertinent project materials posted at City Hall, the library, and other public repositories. Printed materials will be provided in English and Spanish, since 14% of our residents in CT-301 are Hispanic.
- (d) Public informational meetings will coincide with primary milestones, e.g., completion of site selection, assessments, and remediation/redevelopment planning, to communicate progress and encourage broad citizen involvement. Public notices will be placed in local print media and posted on the webpage and social media for all public meetings. Meetings will be scheduled in centrally-located areas in CT-301.
- (e) To expand upon previous community involvement efforts, we intend to provide opportunities for citizens to review project deliverables, especially redevelopment plans, through presentations to local business and civic organizations and through small group meetings and open house style offerings to allow a broad range of perspectives. If needed, linguists for non-English speaking persons and/or interpreters for the hearing-impaired will be used to eliminate these potential barriers to sharing information with the community. The planned meetings in CT-301 will be scheduled in or in proximity to the Larinco, Fairfield South neighborhoods and our CBD. Transportation for residents needing transportation to and from meetings will be provided.

Our multi-venue communication (online, printed, in-person) platform provides a comprehensive and multi-venue approach for outreach and communication of our project information.

3.b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority:

The City has worked closely with NCDEQ's Brownfield Program on a previous site. Their letter of support is in Attachment B. Additionally, our consultant specializes in Brownfield projects and has a solid reputation for performance with both the NCDEQ and EPA. The City will also rely on the Caldwell County Health Department for health-related monitoring and support based on data collected during our Brownfield investigations.

ii. Other Governmental Partnerships:

The community continues to work closely and successfully with state and federal agencies and will draw upon these partnerships throughout the project and for future redevelopment. The City will continue its ongoing partnership with NCDEQ, the North Carolina Department of Health and Human Service (DHHS) and North Carolina Division of Public Health (DPH) to research environmental and health issues in CT-301 as it relates to previous industrial uses. We will continue to work with state agencies to identify economic opportunities for the properties assessed, drawing upon on their expertise to facilitate redevelopment planning and leverage appropriate funding sources. The National Parks Service has pledged redevelopment planning support.

Government Partner	Description	Role
Caldwell County Health Department	Provider of basic community health services and screening and health education resource.	Site prioritization and community outreach.
Economic Development Commission of Caldwell County	Business solicitation, relocation and business services.	BSC Member (Deborah Murray)
U S Department of Interior National Park Service	Support for Overmountain Victory National Historic Trail development	Supplied grant funding for OVNHT strategic planning

3.c. Partnerships with Community Organizations

i. Community Organization Description & Roles

The City will expand its Brownfields BSC to include community volunteers representing business, civic, and faith-based organizations. We envision this citizen-led planning and oversight committee to provide a lead role in the project by coordinating with City staff and elected representatives to guide and oversee redevelopment opportunities in Lenoir. In addition to the U. S. Department of the Interior, National Park Service, the City has engaged the following local organizations in support of our Brownfields initiative.

Community Partner	Description	Role
Caldwell Chamber of Commerce	Promotes business, tourism, education and quality of life initiatives in Lenoir and Caldwell County.	Assist with site identification, prioritization, property owner and community outreach.
Habitat for Humanity	Provides a pathway to home ownership for low income and impoverished families.	BCS Member (Pete Kidder); Assist with site identification, prioritization, property owner and community outreach.
Caldwell Community College and Technical Institute	Local community college providing educational programs to Caldwell and Watauga County resident.	BSC Member (Ben Willis); assist with workforce development.
Saint Paul A.M.E. Church	Established African-American church	BSC Member (Jennifer Grayson); Assist with site prioritization, property owner contacts and community outreach.
Carolina Pathways	Plan, develop and ensure the stewardship of trails, greenways and blueways in Caldwell County.	BSC Member (Jenny Wheelock), Assist with site identification, prioritization, property owner and community outreach.

ii. Letters of Commitment

These organizations' letters of support are included in Attachment C.

d. Partnerships with Workforce Development Programs

Although no specific environmental workforce development programs are currently planned in Lenoir, as sites are made available for reuse, the City is open to enhancing employment opportunities as a result of this project. Caldwell Community College and Technical Institute (CCC&TI), as a BSC member, will be the primary workforce development program for training programs based on the specific needs of companies that redevelop these Brownfield properties, including locally-based construction and skilled trades needed during redevelopment.

4. PROJECT BENEFITS

Recognizing that a community's economic vitality is its lifeblood, the primary purpose of the proposed assessment grant is to evaluate Brownfield sites with the highest potential for redevelopment and position these sites as viable alternatives cultural and economic development. Removal of former industrial uses, dilapidated and obsolete structures and the contamination created by those uses will eliminate blight concentrated in CT-301 Reducing vandalism at unsecured sites will increase safety in the area. New commercial and residential

redevelopment will encourage private reinvestment in the area, creating employment and attracting services and basic amenities such as grocers, clothing stores and other retail uses. Employment opportunities adjacent to these neighborhoods will provide a walkable destination for shopping and employment opportunities, given the absence of public transportation. Expanded employment opportunities, enhanced quality of life, removal of environmental contamination, improved public health, and sustainable growth from redevelopment are desired outcomes. This will directly benefit residents of the Larinco and Fairfield South neighborhoods adjacent to CT-301, Lenoir's primary Brownfield area.

4.a. Welfare, Environment and Public Health Benefits

Removal of contamination will help us address previously unstudied and undocumented health conditions caused by industrial uses adjacent to the Larinco and Fairfield South neighborhoods. Providing recreational, educational, and economic opportunities by redeveloping Brownfields will enhance the community's quality of life. As noted in *Section 1.b.*, a high percentage of low income individuals living near Brownfields in CT-301 develop chronic illnesses, such as lung diseases, heart disease, and cancer. Lenoir will focus on providing facilities for wellness care and health education for vulnerable populations and low-income citizens. Residents in these communities, particularly sensitive populations such as the children, women of child bearing age and the elderly are potentially exposed to contamination risk from these Brownfield sites. Typical contamination from these properties includes a mixture of VOCs, SVOCs, PAHs, heavy metals, petroleum constituents, and asbestos/lead-based paint. Removal of blight will increase property values and help mitigate current vagrancy and vandalism on these properties. Demolition of unsafe structures will benefit the public health of the immediate communities by proactively addressing environmental questions associated with these properties.

Residents of the Larinco and Fairfield South communities will see improved air quality as older structures containing asbestos, lead and other contaminants are demolished and the properties redeveloped. The quality of surface water from surface run-off from these properties towards Lower Creek, Spainhour Creek and eventually the Catawba River will be improved as contaminants are identified, and plans developed for mitigation and remediation.

b. Economic and Community Benefits

Lenoir's 2007 Comprehensive Plan is specifically intended to stimulate revitalization in our primary business corridor, which includes a high concentration of Brownfield sites. The use of Brownfield strategies and NCDEQ Brownfield Agreements is specifically addressed in the Plan. The goal of this effort was to define a strategy and phased revitalization approach to expand economic opportunities for the City. The proposed assessment project will facilitate this strategic initiative by mitigating business environmental risk for investors and developers. By preparing these sites for immediate redevelopment by leveraging property tax incentives in NCDEQ Brownfields Agreements, the presence of an Agreement is in itself, a marketable asset. These sites will be prominently featured for redevelopment through real estate channels, our meetings with real estate developers and the Caldwell County EDC. Redevelopment will provide job opportunities and therefore financial resources for health care and more choices for healthy food, improving the quality of life for these residents. Eliminating environmental risk, providing already existing critical development infrastructure (water/sewer/electrical/natural gas), coupled with property tax incentives will make the Brownfield properties identified in CT-301 economically attractive and spur the economic growth, job growth and tax base growth anticipated by the area plans. The addition of jobs anticipated to result from this project will provide immediate opportunities for lower-income and lesser-skilled persons, targeting specifically the population who have suffered most from manufacturing job loss by retraining and transitioning them back into jobs for which they are qualified.

Other economic benefits of the ultimate clean-up and reuse of these sites include more sites available for affordable housing, close to these employers. Our current vision for the Blue Bell property is for the redevelopment into multi-family housing. A 60-unit apartment development at \$85,000 per unit would result in a project value of \$5.1M, generating an estimated 75 part-time construction jobs and 8-12 full time jobs. This

would result in approximately \$30,000 of additional tax revenue. The former C&NW rail depot is also envisioned as an anchor for an arts and entertainment district, creating more private sector investment as restaurants, galleries and businesses supporting these uses will find the area desirable. Our Brownfield grant will help make these properties attractive by eliminating the environmental risk, and in conjunction with NC Brownfield Agreements, will make properties financeable, attracting additional private investment. The EPA notes that the federal Brownfield program leverages an average of \$18 for every Brownfield dollar expended and creates 7.3 jobs for every \$100,000 expended. This growth will provide much needed employment opportunities, increase property values and provide much needed additional tax revenue, which can be further directed to infrastructure and amenity improvements in the area. Some sites assessed through this grant funding will likely reveal that clean-up is unnecessary, making them ready for immediate redevelopment. Quick reuse is good for property owners, developers, local government and the community living with potentially contaminated sites blighting adjacent neighborhoods. Additionally, reclaiming greenspaces will offer new recreational opportunities and neighborhood connectivity, creating a more appealing community, elevating property values and reinvestment.

As noted earlier, almost 50% of the housing in this area is classified as substandard. Increased development in this area will necessitate new multi- and single-family residential construction to support the new businesses we hope to attract. This comprehensive, long-term approach encourages redevelopment while maintaining Lenoir's small town quality of life.

5. PROGRAMMATIC CAPABILITY and PAST PERFORMANCE

a. Audit Findings

The City has a proven track record of managing federal, state, and local funds and has had no adverse audit findings in the past.

b. Programmatic Capability

Lenoir has managed numerous federally funded projects and is fully capable of successfully completing all phases of work under this cooperative agreement. We are experienced in complying with federal requirements including related terms and conditions, work plans, project schedules, and financial and progress reporting. A team of experienced administrative, technical and economic development staff will oversee and administer the grant activities and are expected to remain through the duration of the project. While our staff are capable, we anticipate relying heavily on our consultant for administrative support as our existing staff is at capacity with other projects. We have a long and successful history implementing and managing grants. These grants have been efficiently utilized to completely redevelop the City's sewer and water systems to ensure future growth capabilities and sound environmental operations. Through a competitive Request for Qualifications, we have already procured an environmental consultant in compliance with 40 CFR 31.36 and North Carolina local government procurement requirements codified as General Statute 143-129(b). Proactively procuring our consultant in advance will save us approximately 90 days up front and enable us to aggressively update our inventory of potential sites and conduct additional community outreach.

(a) *Administrative Experience* - City Manager Scott Hildebran will be the primary administrative contact under the grant agreement. Over his 25 years of municipal experience, he has served in numerous roles. As the City Manager, he serves as the Chief Administrative Officer and Budget Officer for the City. Scott will combine his institutional knowledge of the community, administrative and economic development experience to provide the guidance necessary to effectively manage the grant. Mr. Hildebran has an excellent track record of successfully managing federal and state grant funding with excellent results and adherence to grant requirements.

(b) *Technical Experience* – Radford L. Thomas, Public Utilities Director will serve as the City's technical advisor. Radford has extensive experience working closely with NCDEQ to resolve environmental issues within the City. He has participated closely in the development of Phase I Environmental Assessments for City real estate transactions and will bring this knowledge and grant experience to

the team. He will assist our environmental consultant in executing the technical aspects of the project.

- (c) *Project Management and Economic Development Experience* – Ms. Jenny Wheelock, AICP, City of Lenoir Planning Director, will support overall management of economic development efforts. Ms. Wheelock brings impressive experience to the project with 9 years of economic development experience. She has worked with various community members and interest groups to enhance quality of life in the City.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

We will develop a master plan with tracking and reporting protocols for measuring progress, including detailed activities, schedules, budgets, outputs and milestones keyed to outreach and reporting requirements. Metrics which we will track include (1) participation in community outreach meetings, (2) number of and corresponding costs of Phase I/II assessments, (3) number of program brochures distributed, (4) number of sites inventoried, (5) number of BSC meetings and attendance, (6) number of properties entered into NC Brownfield agreements, (7) number of properties redeveloped, (8) status calls with our EPA Project Manager, (9) ACRES property inputs and (10) number of jobs created. Additional metrics will be added based on community input.

d. Past Performance and Accomplishments

- ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements:

Lenoir has never received an EPA Brownfields Grant but has received other federal and non-- federal assistance agreements.

1. Purpose and Accomplishments - The City has a successful history of obtaining grants from the federal and state government as well as successfully managing them and performing all phases of work. A summary of some recent City grant experience follows:

City of Lenoir Example Grant Management			
Granting Agency	Amount	Purpose	Accomplishments
NCDOT	\$720,000	Fairview Bridge	Bridge replacement
Fit Community Grant	\$60,000	Community Garden	Construction of a community garden on a previous industrial site. Featured in <i>Parade</i> magazine
NC Department of Commerce	\$200,000	Central Business District Revitalization	Carolina Distillery building renovation
Appalachian Regional Commission	\$300,000	CBD improvements	Sewer line extension

2. Compliance with Grant Requirements - The following table discusses compliance with work plan, schedule, and terms and conditions, and the current status for the four example grants discussed above.

City of Lenoir Example Grant Compliance					
Granting Agency	Grant Compliance			Status (Complete/In Progress/Closeout)	Reporting
	Work Plan	Schedule	T&C		
NCDOT	☆	☆	☆	Closed out	All reports prepared and submitted on time.
Fit Community	☆	☆	☆	Closed out	All reports prepared and submitted on time.
NC Dept. of Commerce	☆	☆	☆	Closed out	All reports prepared and submitted on time.
ARC	☆	☆	☆	Initiated	Project under way, no reports currently due.

City of Lenoir, North Carolina
Proposal for USEPA's Community-Wide Hazardous Substance and
Petroleum Brownfields Assessment Grant

RFP # EPA-OSWER-OBLR-17-07

November 16, 2017

ATTACHMENT A

Threshold Criteria

1. Applicant Eligibility

The City of Lenoir, North Carolina is a "general purpose unit of local government" as defined pursuant to 40 CFR Part 31, and is therefore an eligible applicant for funding under EPA guidelines having rights to conduct associated activities within the City's incorporated limits under the EPA Cooperative Agreement.

2. Letter from State Environmental Authority

A letter dated November 15, 2017 was prepared by Bruce Nicholson, Brownfields Project Manager, Deputy Director, Division of Waste Management for the North Carolina Department of Environmental Quality (NCDEQ) in acknowledgement and support for the City's plan to apply for Federal grant funds to conduct assessment activities as outlined herein. (See Attachment B).

3. Community Involvement

In 2013 City leaders formed a Business Growth Committee. This committee formed the basis for the Brownfield Steering Committee, which has met quarterly since July 30, 2015. Additionally a public presentation of the BSC's Brownfield Initiative was made on October 1, 2015. Believing strongly in partnering with citizens and maintaining project transparency, the City will continue to engage the local community at all stages of the project by: (a) developing a Brownfields project webpage to report ongoing progress, (b) distributing pertinent project materials at City Hall, the library, and other public repositories, (c) regularly scheduled public informational meetings, (d) opportunities for citizens to review project deliverables through presentations to local business and civic organizations and small group meetings and open house style offerings to allow a broad range of perspectives. The communications component of the proposed Brownfields Initiative is described in detail in section

V.B.3 – Community Engagement and Partnerships.

4. Site Eligibility and Property Ownership Eligibility (Site-Specific Proposals Only)

N/A – This application is for a Community-Wide Assessment Grant.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

City of Lenoir

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

56-6001265

*** c. Organizational DUNS:**

0745135570000

d. Address:

*** Street1:**

801 West Avenue NW

Street2:

*** City:**

Lenoir

County/Parish:

Caldwell

*** State:**

NC: North Carolina

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

28645-0958

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

Jenny

Middle Name:

*** Last Name:**

Wheelock

Suffix:

Title:

Director of Planning and Development

Organizational Affiliation:

*** Telephone Number:**

828-757-2200

Fax Number:

828-757-4440

*** Email:**

jwheelock@ci.lenoir.nc.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Proposal for US EPA's Community-wide Brownfield Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

11

* b. Program/Project

11

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2018

* b. End Date:

09/30/2021

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Ms.

* First Name:

Jenny

Middle Name:

* Last Name:

Wheelock

Suffix:

* Title:

Director of Planning and Community Developmen

* Telephone Number:

828-757-2200

Fax Number:

828-757-4440

* Email:

jwheelock@ci.lenoir.nc.us

* Signature of Authorized Representative:

Jenny L. Wheelock

* Date Signed:

11/16/2017

CITY COUNCIL
Ed L. Hatley, Mayor
Martin A. Eaddy, Mayor Pro-Tem
David M. Black
Roby D. Jetton
Tim Smith



CITY MANAGER
Steve Zickefoose, MBA
szickefoose@lincolntonnc.org
CITY CLERK
Donna C. Flowers, MMC, NCCMC
donnaflowers@ci.lincolnton.nc.us
CITY ATTORNEY
Thomas J. Wilson, Jr.

November 16, 2017

R04-18-A-058

Ms. Barbara Alfano
Brownfield Administrator
Environmental Protection Agency, Region IV
Atlanta Federal Center
61 Forsyth Street, SW 10th Floor
Atlanta, Georgia 30303-8960

**RE: City of Lincolnton, North Carolina
FY2018 Community-wide Brownfields Assessment Grant Application
Hazardous Substances and Petroleum Funding**

Dear Ms. Alfano,

The City of Lincolnton (City) is requesting \$300,000 from the United States Environmental Protection Agency (EPA) for its Brownfields Redevelopment Program. Lincolnton, the only incorporated community in Lincoln County, is a small community located in the heart of North Carolina. Lincolnton's industrial history of forges and furnaces for the ironworks industry, was followed by saw mills, grist mills, tanneries, paper mills, potteries and textile mills. The geographic location of Lincolnton, which sits on the Catawba River, and the presence of two rail lines, made it an ideal location for these former industries. With the decline of this industrial past, unemployment and poverty increased, and new development and a growing economy ceased. However, the past several years have seen a resurgence of "life" within the City. An emerging downtown revitalization has started and the City is taking the necessary steps needed to continue this renewed interest. By capitalizing once again on our location within the center of the State, on the banks of the Catawba River, and in such proximity to rail lines, this community-wide brownfields grant will be used by the City to clarify, assess, and plan for mitigation from the environmental concerns of our former industrial past.

- a. **APPLICANT IDENTIFICATION:** City of Lincolnton
PO Box 617
Lincolnton, North Carolina 28093-0617
- b. **FUNDING REQUESTED:**
 - i. Grant Type: Assessment
 - ii. Assessment Grant Type: Community Wide
 - iii. Federal Funds Requested: \$300,000
 - iv. Contamination: Hazardous Substances \$150,000/Petroleum \$150,000
- c. **LOCATION:** City of Lincolnton, Lincoln County, North Carolina

d. PROPERTY INFORMATION: N/A – Community-wide Assessment Proposal

e. CONTACTS:

i. Project Director
Laura Elam, AICP
Director of Planning and Development Services
PO Box 617
Lincolnton, North Carolina 28093-0617
Ph. (704) 736-8930
lauraelam@ci.lincolnton.nc.us

ii. Chief Executive
Steve Zickefoose, MBA
City Manager
City of Lincolnton
PO Box 617
Lincolnton, North Carolina 28093-0617
Ph. (704) 736-8980
szickefoose@lincolntonnc.org

f. POPULATION:

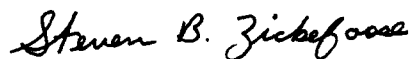
- i. 10,486
- ii. The City of Lincolnton is considered a municipal form of government.
- iii. The City of Lincolnton is located in Lincoln County, North Carolina which according to the Small Area Income and Poverty Estimates maintained by the U.S. Census Bureau has not experienced “persistent” poverty over the past 30 years. However, since the time of significant mill closures in the late 1990s and early 2000s, the poverty rate in Lincoln County continues to increase.

g. REGIONAL PRIORITIES CHECKLIST: The Region IV EPA Checklist is attached to this cover letter.

h. LETTER FROM THE STATE OR TRIBAL ENVIRONMENTAL AUTHORITY: Mr. Bruce Nicholson, Brownfields Program Manager, for the North Carolina Department of Environmental Quality (NCDEQ) has provided a letter of support for the City. A copy of the letter is attached.

Thank you for your consideration of this grant application. We look forward to hearing from you on our successful application and look forward to working with you in the up-coming grant cycle. If you have any questions, please feel free to contact me.

Sincerely,



Steven Zickefoose, MBA
City Manager

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Lincolnton, North Carolina

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Assistance to Communities that Have Limited In-House Capacity to Manage Brownfields Projects

Page Number(s): N/A

Assessment Other Factors Checklist

Please identify with an (X) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors Apply</i>	
Community Population is 10,000 or less (<i>Close – 10,486; Page 1</i>)	
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	Pages 9, 10
Applicant is a recipient of an EPA Brownfields Area-Wide Planning Grant.	



ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

November 2, 2017

Laura Elam, AICP
Planning Director
City of Lincolnton
P O Box 617
Lincolnton, NC 28093

Re: U.S. EPA Brownfields Assessment Grant – City of Lincolnton

Dear Ms. Elam:

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the City of Lincolnton's application for a U.S. EPA Brownfields Assessment Grant. We understand that the City of Lincolnton plans to focus grant funding on closed mill properties in its downtown area. The grant funding that the City of Lincolnton is now seeking will be a tremendous boon to revitalization of the City.

We hope the City of Lincolnton is successfully awarded this grant, and we will continue to support you in your brownfields redevelopment efforts. The City of Lincolnton shows great vision by identifying brownfields as a key economic driver for these communities. This funding would facilitate your pursuit of that vision and result in environmental and public health benefits for these communities.

The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project(s). This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing. The Brownfields Program can also assist with outreach efforts to your local prospective developers regarding brownfields redevelopment and the liability relief and tax incentives available. The liability relief and tax incentives offered by a brownfields agreement can often facilitate deals that would not have been possible without an agreement.

We look forward to working with you regardless of a grant award or not. We truly believe successful brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

cc: Cindy Nolan, U.S. EPA Region 4
Brian Kvam, Cardno

1. **COMMUNITY NEED**

a. **Target Area and Brownfields**

i. **Community and Target Area Descriptions**

Located a short drive from both the foothills of the Blue Ridge Mountains and the Charlotte metropolitan area, lies the City of Lincolnton. Our City motto “Near the Mountains, Near the City, Near Perfect” sums up the small-town lifestyle present in Lincolnton. Akin to numerous small southern towns, Lincolnton’s roots lie in the textile industry. The first textile mill south of the Potomac River was constructed here in 1813, setting the stage for a long history in manufacturing. Over time, particularly during the period of New South Industrialism, multiple enterprises located here, ranging from textile mills to ironworks, machine foundries, saw and paper mills, and grist mills. The geographic location of Lincolnton, which sits on the Catawba River, and the presence of two rail lines, made it an ideal location for these former industries.

Prior to 1990, textile manufacturing was big business for Lincolnton, but according to the US Census, employment opportunities fell by 46.4 percent between 1990 and 2000 and an additional 67.4 percent between 2000 and 2010, due in part to more stringent regulations regarding pollution generated by textile factories as well as cheaper production costs and labor found overseas. As the major economic drivers for Lincolnton declined and eventually closed, so too did the businesses that supported the human capital once employed in the mills. Locally owned commercial establishments such as restaurants, shops, gas-stations, and dry-cleaners were forced to close due to a severely decreased customer base. Downtown Lincolnton, once bustling with shoppers and merchants became a shell of its former self. In order to reverse these negative conditions, a group of concerned citizens came together in the early 1990s to facilitate the sustainable redevelopment of Lincolnton’s Historic District, earning a designation as a North Carolina Main Street Community from the Department of Commerce in 1995. Much work has since been put into revitalizing and reviving our historic core and the greater Lincolnton as a whole; however, the large brownfields located within and adjacent to downtown are a significant impediment to reaching our redevelopment goals. With only a little over 8 square miles of land area, Lincolnton is a small city; therefore, the entire city will be the Target Area for this project with an initial focus on the former mills and properties in the City Center Neighborhood.

ii. **Demographic Information and Indicators of Need**

Data from the most recent (2015) American Community Survey 5-year estimates (US Census Bureau) indicate Lincolnton is an economically challenged area with double the amount of families with children (30%) living below the poverty threshold (compared to 15% in Lincoln County). This economic disparity (more wealth found in the unincorporated eastern portions of Lincoln County) can be attributed to the more affluent residents who live within commuting distance to nearby Charlotte and the increased job opportunities the metropolitan region holds. Similarly, the unemployment rate in the City of Lincolnton is 16%, significantly higher than the County (10%), State (9%) and United States (8%). The City’s housing market lags behind markets in the larger geographic areas—with significantly lower median home values than at the state and national levels. The median home value in the City (\$131,500) is approximately \$20,000 less than the County (\$153,200), and State (\$154,900) values.

Table 1: Demographic Information

Demographic	City of Lincolnton	Lincoln County	North Carolina	United States
Social Statistics				
Population	10,486	78,265	10,146,788	308,745,538
Percent African-American (Alone)	15.0	5.8	22.2	12.6

Demographic	City of Lincolnton	Lincoln County	North Carolina	United States
<i>Percent Hispanic (Alone)</i>	17.4	7.2	9.2	17.8
<i>Percent Children (5 -under)</i>	6.2	5.9	6.0	6.2
<i>Percent Elderly (65-over)</i>	16.9	13.2	12.9	13.0
<i>High School Graduate or Higher</i>	78.6	82.9	85.8	86.7
<i>Bachelor Degree</i>	20.8	20.2	28.4	29.8
Economic Statistics				
<i>Individuals Below Poverty Level</i>	28.6	13.4	17.4	12.7
<i>Families with Children Below Poverty (under 5)</i>	30.2	15.2	20.5	18.0
<i>Per Capita Income</i>	\$19,886	\$26,439	\$25,920	\$28,930
<i>Median Household Income</i>	\$32,217	\$49,215	\$46,868	\$53,889
<i>Unemployment Rate</i>	16.0	10.2	9.4	8.3
<i>Median Home Value</i>	\$131,500	\$153,200	\$154,900	\$178,600
<i>Percent Vacant Homes</i>	17.5	11.2	14.5	12.3
<i>Percent Rental</i>	48.2	22.9	34.9	36.1

Data are from American Community Survey 5-year 2015 Estimates, United States Census, accessed October 29, 2017.

iii. Description of the Brownfields: Numerous brownfield properties have been identified through a collaborative effort of City and local residents prior to preparation of this grant application. Some properties have been long-standing concerns for the community, such as the former **Eureka Manufacturing Company Cotton Mill**. Located one block south of East Main and four blocks east of the courthouse square (the center and heart of our city), the former Eureka Mill is one of the earliest established textile mills and one of the best preserved textile mills in the South. It has remained virtually unchanged since the early 1900's and was added to the National Register of Historic Places in 2013. In addition to textile, there was a machine shop and foundry as well as a dye works and, later, Tait Yarn Company. With mill windows boarded up and the surrounding property overgrown with invasive weeds, the historic structure stands in a state of neglect. Over 100-years of industrial textile use have left lingering concerns as to the environmental state of the property, including potential exposure to a host of chemicals (particularly PAHs, solvents, heavy metals, and petroleum hydrocarbons commonly occurring at mill sites) as well as asbestos and lead based paint in building materials. The property is surrounded by the former mill village residential neighborhood on three sides and a bank followed by Main Street on the fourth side.

Located to the south of the Eureka Mill and in the southern portion of the City limits lies the former **Massapoag Mill**. The mill was built in 1907 and was the first mill in the U.S. with the distinctive Japanese-made o-M Spinning Machine. The property has been the site of multiple fires and was condemned after a fire in 2013, which cost the city \$48,000 (Lincolnton Fire Department Annual Report), followed by yet another fire in 2014. The property was deemed an eyesore and danger to emergency personnel and residents and demolished in response to public outcry over the conditions. According to former Lincolnton Fire Department Chief Mitch Burgin, the property was "deemed one of Lincolnton's 'signal 13' structures, a label slapped on unstable city sites with the potential to put first responders in danger...there is no value on that property." The former mill site is located near residential homes, within 1200 feet of a primary drinking water source, and in a state of blight. Ash and soot covered building debris and rubble are piled across the site, and the property's long use for textile manufacturing has left the community worried about environmental contamination and public health exposure to PAHs, solvents, petroleum hydrocarbons, metals, and PCBs. The site is unsecured, and a perfect location for nearby neighborhood children with their innate sense of curiosity to explore and play.

In the eastern portion of the city is the former **Mohican Mill Plant**. This large plant (over 782,000 square ft.) stands at the main gateway to Lincolnton from nearby Hwy. 321 and is what visitors

first see as they enter the City. Located approximately one quarter mile upgradient of single family residential properties, it was built in 1960 with additions in 1965 and 1998 of brick, block and mortar, and steel and includes an additional building consisting of 34,237 sq. ft., 30,000 sq. ft. parking, two guard houses, two large pump house, a boiler house and a 300,000 gallon water tank. It was formerly used to manufacture knit fabrics including drying and finishing. Incorporated in 1966, it was a flourishing textile mill with sales of more than \$100 million in 1980, with over 1,000 employees at its prime. By the time the mill closed in 2015, it only supported 157 employees. It is currently underutilized for warehousing, and the potential for environmental contamination at the property (solvents, metals, petroleum hydrocarbons) are deterring reuse.

The following table includes other potential brownfield properties identified in the target area:

Property	Previous Use	Potential Contaminants	Proximity to Residents	Potential Reuse
Former Burlington Plant (Motz Ave. Site)	Former industrial manufacturing/mill property – approx. 20 acres	Various industrial chemicals, solvents, dyes, heavy metals, potential PCBs, potential petroleum related compounds	Residential across the street from the site	Currently underutilized with a small technologies company. Owner is looking to expand into other areas of the property with high tech incubator/small business space
Former Sealed Air Plant	Commercial operations and light industrial uses in the manufacture of air equipment; Additionally was used in packaging manufacturing – approx. 7 acres	Various industrial chemicals, solvents, dyes, heavy metals, potential PCBs, potential for petroleum related compounds	Mostly commercial, light industrial district, but some multi-family residential adjoining the site	Potential commercial or light industrial reuse; or extension of multi-family residential
Former Willowbrook Mill (built ca. 1888)	Historic textile mill associated with 12 different manufacturers. Various textile operations including dyeing and finishing – approx. 5 acres	Various industrial chemicals, solvents, dyes, heavy metals, potential PCBs, coal ash	Adjoining residential neighborhood blocks; 1 block from downtown business district and courthouse	Potential reuse as moderate income to market rate residential
Former Hometown Hosiery	Former manufacturer of hosiery products for men and women – approx. 4 acres	Various industrial chemicals, solvents, dyes, heavy metals, potential PCBs, potential petroleum products	Located in a commercial and industrial area of the city	New commercial or light industrial space for new business
Former E. Main Gas Station	Closed gas station in the middle of downtown commercial district – approx. 0.5 acres	Petroleum USTs	1 block from residential	New downtown commercial space for retail, restaurant or artisan shop

b. Welfare, Environmental, and Public Health Impacts

i. **Welfare Impacts:** The demise of the textile industry and the advent of brownfield properties in Lincolnnton, including the most recent closure of the Mohican Mill in 2015, has caused an increase in economic and social despair. This can be seen in the excessive crime rates present in the City, where public safety is a primary concern. The City Center Neighborhood (where the majority of the brownfields are located) has a total crime index of 17 out 100 (with 100 being the safest). Only 17% of municipalities across the United States have worse crime indicators than this area of Lincolnnton, with violent and property crimes being major factors. The violent crime index in Lincolnnton is 25 out of 100, and the property crime index is 16 out of 100. The vacant and abandoned mill properties provide attractive locations with ample cover for crime and illegal activities. This, coupled with a feeling of despair from living in economically challenging situation,

demonstrate the classic correlation of poverty and crime. Research has proven that when the standard of living is depressed, the individuals living in poverty see the benefits of committing a crime to meet their basic needs is worth the risk of getting caught. And, when severe poverty is considered, there is a direct correlation to a rise in violent crime.¹

Public schools in Lincolnton are struggling, and 79.5% of public school students at GE Massey Elementary (located in the heart of Lincolnton and geographically closest to the former Mohican Plant) participated in the National School Lunch Program (NSLP) in 2015. To qualify for free lunch, according to North Carolina guidelines, children's family income must be under \$15,171 in 2015 (below 130% of the poverty line), and 68.9% of students at GE Massey Elementary received free lunch. To qualify for reduced lunch, children's family income must be below \$21,590 annual income in 2015 (185% of the poverty line), and 10.6% of students at GE Massey Elementary receive reduced lunch. The NSLP participation rate at GE Massey is higher than average for both the City of Lincolnton (60.1%) and North Carolina (57.2%).² In addition, children attending GE Massey Elementary are underperforming compared to peer students. Less than 25% of students have a solid command of both reading and math compared to 40% reading and 34% math in the encompassing school district. The school received an overall performance 'D' rating from the North Carolina Department of Education with 'D' ratings in both reading and math.

The crime and school performance statistics for Lincolnton are disparaging for residents. As described in section 1.a.iii, the once prominent mill properties are now a blight on the surrounding mill villages that are located in close proximity. Residents express frustration that the properties have languished for so long and lack of response from the property owners and responsible parties.

ii. Cumulative Environmental Issues: In addition to the potential human health and environmental concerns associated with Lincolnton's brownfields, there are numerous other environmental issues in Lincolnton. There is an extensive list of imminent hazard sites identified by the North Carolina Department of Environmental Quality (NCDEQ). Former textile plants have been cited for surface water, groundwater and soil contaminants, and there are three superfund sites in the immediate area. Homefacts.com lists a total of 298 environmental hazards for Lincolnton, including the superfund sites, 13 registered polluters, and 282 tanks and spills. The U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration lists 41 toxic release sites in the Cleveland/Gaston/Lincoln Region with two prior rail and roadway incidents in Lincoln County and a 1-10% annual probability of future occurrence.

In the 2002 rankings for major chemical releases or waste generation, one of Lincolnton's local businesses rated between 80-90% for dirtiest/worst facilities in the US for total environmental and air releases and between 90-100% for air releases of suspected carcinogens, cardiovascular/blood, developmental, endocrine, immune, kidney, neuro, and reproductive toxicants (styrene). A local furniture manufacturer rated 80-90% for dirtiest/worst facilities in the US with a 90-100% ranking for air releases of recognized developmental toxicants (lead).

iii. Cumulative Public Health Impacts: Vacant buildings and multiple fires and vandalism at the brownfield sites through the years have created blight and potential health hazards to the community. The sites create concerns about health dangers and physical risks from fire, vandalism and deterioration. Migration of contaminants through air, groundwater, storm water runoff (flooding) and vapor intrusion into buildings and homes may also be occurring. Residents may be coming into contact with potentially contaminated soil or airborne particulates (inhalation, dermal,

¹Poverty and Crime Statistics (n.d.) Retrieved from <https://vittana.org> November 2017

² <http://public-schools.startclass.com/l/66736/Ge-Massey-Elementary>

and ingestion risks), potentially contaminated groundwater in private irrigation and/or drinking wells (dermal and ingestion risks), and possible vapor intrusion of volatile organic chemicals (VOCs) into nearby residential structures (inhalation risk). Some of the suspected contaminants at the targeted brownfields sites are known carcinogens, such as polycyclic aromatic hydrocarbons (PAHs) and heavy metals, which may increase the risk of cancer if residents are exposed. Numerous VOCs including benzene and toluene from petroleum based products (widely used in numerous mill and industrial activities) and chlorinated solvents (widely used as degreasers, parts washers, and in drycleaning applications) are considered carcinogenic.

With a higher unemployment rate than the average for the state, Lincoln County's economic and educational factors can be correlated to access to care, quality of care, quality of life (mental and physical health, chronic disease) and the cost of increased health care to the county (Lincoln County Community Health Assessment 2013). There is less access to primary care physicians and dentists, resulting in increased emergency room visits. Lincoln County is the second highest county for deaths from heart disease and suicide, and the highest for deaths from respiratory disease (State Center for Health Statistics – city level data not available). More than half the adult population and over one third of the child population is overweight or obese (BMI greater than 25.0). The report notes that Lincoln County has a rapidly increasing minority population, at risk for chronic diseases due to genetics, health care access, lack of early screenings, and lack of access to healthy food options, lower incomes, and mistrust of health care providers. There is also an increased aging population, with higher chronic disease rates who are particularly sensitive to environmental toxins.

c. Financial Need

i. Economic Conditions: Like many cities in North Carolina, Lincolnton was once home to several textile mills, creating a labor force primarily rooted in manufacturing. While the mills (including the former Mohican Mills) were in operation, there was an increased demand for water. Mohican Mills alone used 194 million gallons of water annually and accounted for 14% of the total City revenues in sewer usage. Industrial need coupled with a mandated water supply expansion from the State of North Carolina resulted in construction of a 9-million-gallon-per-day water plant and an associated 6-million-gallon-per-day wastewater treatment plant by the City. Around the 1990s, foreign competitors with cheaper materials and labor overseas resulted in local textile companies closing one by one. According to then city manager Jeff Emory, "It'll be difficult, if not impossible, to find another customer that will make up the difference, particularly in a short period of time." Mohican Mills was also one of the largest water and sewer consumers for the City as noted above, and Emory added, "It most certainly affects the city budget and how we move forward. They were an incredible company and customer of this city's utility service for many years and I am saddened by the news, as I am sure the community will be." According to the current Lincolnton City Manager and Finance Director Steve Zickefoose, that loss amounted to 13% of the total revenues from water sales and 16% of the total revenues from sewer usage, a total of greater than \$1.2 million. Dr. Jon Cloninger, city councilman at the time remarked, "This is the news we have dreaded to hear for the last several years. We will miss them. I hope the building can be used by another industry that may come in that uses a lot of water. We will get through this, but it is going to be hard." To date, the City has been unable to find a new occupant for the former Mohican Mill, especially one that will come close to the water consumption that Mohican utilized. Meanwhile, the costs of supporting large water and sewer plants, including paying off the debt for their construction continue, to burden the City budget.

In order to adjust to the loss of Mohican Mills and other manufacturing water customers (a large

percentage of the City's annual revenue), Lincolnton has had to make a number of changes to the budget and operations in order to balance the budget. A sampling of these changes include not replacing several positions when employees retired, combining of employee positions where practical while halting the creation of new positions, and postponement of many infrastructural improvement and capital projects. While the City would like to assist future owners and developers that may be interested in re-use of the brownfield sites, we are not in a financial position to provide assistance, hence the need for EPA brownfields funding.

ii. Economic Effects of Brownfields: Thousands of workers in the local industry were laid off, when the mills closed. According to a report from the Brookings Institute (2011), the area saw an industry employment decline of 84.5%. Carolina Mills in nearby Maiden closed in 2002, followed by American & Efird, and Delta in 2003. One of the last closures (2015) was Mohican Mills, one of the largest manufacturers of knitted fabrics in the United States. The closure had a huge economic effect on the workforce, leading to the layoffs of the remaining 157 workers and adding to the already high employment rate (16%). Consequently, the City is experience high levels of poverty – the rates for individuals (28.6%) and families with children under 5 (30.2%) are twice those of the County (13.4% and 15.2%, respectively). The blight of sites are also impacting the housing market, particularly in the mill villages adjacent to the sites. The median home values in the City are approximately \$20,000 less than homes in Lincoln County, and nearly half of the housing stock (48.2%) are rentals compared to 22.9% in the County. In addition, the City of Lincolnton has been faced with the financial burden of providing public safety measures for these problematic brownfield sites. The 2013 Lincolnton Fire Department Annual Report cites a cost of \$48,000 just to deal with the cleanup of one fire at the defunct Massapoag Mill. Multiply that by several fires over the years, plus the cost of security, police responses, and loss of tax and water and sewer income to account for the total costs associated with these structures. The prevalent brownfields are significant economic burden on the City and our residents.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Redevelopment Strategy, and Timing and Implementation

i. Project Description and Alignment with Revitalization Plans: The City intends to use these grant funds to conduct the necessary environmental assessments to determine the extent of environmental impact, if any, the former commercial and industrial operations of the mills had on the community. If warranted, we will develop specific cleanup and redevelopment plans to address the contamination suitable for the intended site reuse. When and if concerns are identified, we can then work with other federal, state, and local partners and stakeholders to market properties as ready for redevelopment with potential developers.

Known as one of the “100 best small towns in the Southeast,” Lincolnton is a historic community and the economic and cultural hub of Lincoln County. Our continued success resides in good land use management. The City's Land Use Plan as adopted in 2003 focuses on developing the downtown area, maintaining the integrity of some of the older “mill villages” located near the former and existing textile mills, the adoption of a code to address maintenance of commercial buildings, and promotion of adaptive reuse (for manufacturing and other uses) of the city's older industrial buildings, such as vacant textile mills. The proposed brownfields project aligns within this overarching plan, connecting properties of our past to uses benefiting our future.

The City is currently in the process of updating our Strategic Plan. Working as a collaborative effort with community residents, volunteers, government officials, and local business owners, and guided by our Downtown Development Association (DDA), the first of several planned meetings was

dedicated to the concept of equitable development. Held in September 2017, this committed group of citizens began the comprehensive process of planning our future, including tackling some deeply entrenched environmental justice community issues of poverty, economic barriers, environmental quality and health. Of particular interest is removing blight and preventing unwanted access to the Mohican Mill site where toxins are believed to still remain after the site burned. One of the objectives identified was to “define Lincolnton as the hub of distinctive arts, artisans, and active living.” The adaptive, sustainable development of Lincolnton’s downtown brownfields will help meet this objective by providing increased access to jobs and entrepreneurial opportunities while reusing existing infrastructure and increasing walkability. Environmental justice approaches will include the careful consideration of redevelopment strategies will be employed to ensure unintended negative impacts such as gentrification and/or displacement of low-income and/or minority residents do not occur. This project will also use open and transparent processes that will engage relevant stakeholders, increase resident buy-in to local government initiatives, and increase the ability to meet the needs of all members of our community.

ii. Redevelopment Strategy: This brownfields program will complement the exciting new vision guiding the development of our Strategic Plan. Our focus on the revitalization of historic downtown into a dynamic and energetic district will attract new commercial and retail infill development, including the use of existing brownfields. For example, a developer’s preliminary plans are in discussion to convert the historic former Eureka Mill structure into a mixed commercial and retail facility, including a combination of restaurant, microbrewery, retail space with museum space for the Catawba Pottery Museum. An additional former mill (Willowbrook) in downtown is slated for residential redevelopment. Meanwhile, the former gas station on East Main Street could potentially be redeveloped as retail, restaurant, artisan shop to help create that “hub of distinctive arts, artisans, and active living” envisioned in the Strategic Plan. Other potential reuse visions are included in the table in section 1.a.iii. Brownfields funding will be instrumental to these initiatives; providing the environmental assessments and redevelopment planning for target sites will encourage this redevelopment.

iii. Timing and Implementation: Ms. Laura Elam, Planning Director, will serve as the project director and lead the project activities, including:

a. Contractor Procurement: Given the technical nature of this project and the need to be prepared to begin upon grant award, Lincolnton has already procured an experienced and qualified consultant to assist with implementation of the project. Led by Ms. Elam, the City released a Request for Qualifications (RFQ) in August 2017 in accordance with state and federal guidelines (2 C.F.R. 200 and EPA’s rule at 2 C.F.R. 1500). The City subsequently ranked the responses and selected the top ranked firm. Upon grant award, the City will contract with the firm and will be ready to begin work as soon as grant funds are received in October 2018.

b. Site Inventory, Selection, and Prioritization: Based on initial discussions with the community, the City identified the preliminary inventory of brownfields in Section 1.a.iii. However, within the first quarter of grant funds being awarded, the City will establish a Brownfields Task Force including community representatives to continue to build the site inventory, help set priorities, assist with site access and convey information to the community. Prioritization for assessment activities will be based on the following: 1) Level of perceived contamination and threat to human health and environment; 2) Relevance to local revitalization efforts; 3) Potential for redevelopment and job creation, 4) removal of blight; and 5) level of community support. The inventory and prioritization will be reviewed and updated at every Brownfields Task Force meeting and/or quarterly throughout the grant period in order to make

sure that priority sites are being addressed.

c. **Site Access:** In preparation for this application, we have had preliminary discussions with several property owners, who have shown interest in participating. Ms. Elam, along with help from the DDA and Lincoln Economic Development Association (LEDA), will continue to lead this effort to secure access to the high-priority sites. Piedmont Companies, owner/developer of Eureka Mill is fully supportive of this application and wants to participate. We will focus on sites that are for sale or redevelopment, property owners of which will more fully appreciate and understand the benefits of participating. For high-priority properties where an owner cannot be located, the City may explore legal options to obtain site access.

b. Task Descriptions and Budget Table

i. **Task Descriptions:** The City of Lincoln is seeking funding in the amount of \$150,000 for properties with potential hazardous substance contamination and \$150,000 for properties with potential petroleum contamination. The following is a description of tasks and expected outputs, as well as cost estimates based on discussions with consulting firms specializing in brownfield assessment and redevelopment and with nearby Burke County who has previously received a brownfield assessment grant.

Task 1: Phase I/II Assessments – Conduct Environmental Site Assessment activities (ESAs) at selected sites – Assessment total \$204,000 (50% petroleum/50% hazardous substances) [Contractual]:

- 10 ASTM-AAI compliant Phase I's @ \$3,500 each for a total of \$35,000
- 1 Generic Quality Assurance Plan (QAPP) @ \$7,000
- 6 SS-QAPPs @ \$5,000 each for a total of \$30,000
- 6 Phase II's @ an average cost \$22,000 for each site for a total of \$132,000

NOTE: Phase II ESA cost will vary due to the complexity of the site and the type of contaminant(s). Phase I/II funds may also be used for Asbestos and Lead Based Paint surveys to support existing building demolition or renovation activities on brownfields properties.

Task 2: Remediation/Reuse Planning – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered in city-wide remediation/reuse planning – Planning total \$52,000 (50% hazardous substances/50% petroleum) [Contractual].

- 4 ABCAs @ \$6,000 each for a total of \$24,000
- 4 ACM Abatement Plans @ \$2,500 each for a total of \$10,000
- 2 Redevelopment Plans @ \$9,000 each for a total of \$18,000

Task 3: Outreach – Develop/maintain strategic partnerships and create a Community Involvement Plan; disseminate information/comments to/from community & stakeholders, host community meetings – Outreach total \$20,000 (50% hazardous /50% petroleum) [City \$1,000 / Contractual \$19,000]:

- 1 Community Involvement Plan (CIP) @ \$5,000
- Outreach Materials - 250 Brochures @ \$300, 250 Fact Sheets/cards @ \$300 totaling \$600
- 1 Website design and maintenance @ \$5,000
- 6 Community Meetings @ \$1,000 each for a total of \$6,000
- 1 Community Visioning Charrette @ \$3,400

Task 4: Programmatic Support – Ms. Elam will directly oversee grant implementation and ensure compliance with EPA cooperative agreement terms & conditions. The team will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support. Travel funds are budgeted to send Ms. Elam, and potentially additional staff, to national/ regional brownfields-related training conferences. Additionally, the City has secured contractual support from an experienced, brownfield consulting firm to help assist with programmatic tasks – Support total \$24,000 (50% hazardous /50% petroleum) [City \$8,000 / Contractual \$16,000]:

- Travel to various conferences and training @ \$8,000
- Programmatic support/reporting @ \$375/month for 36 months for a total of \$13,500
- 1 Close-out Report @ \$2,500

ii. Budget Table

Community Wide Assessment Budget - Lincolnnton, NC

Categories	Project Tasks				
	Task 1: Phase I/II Assessments	Task 2: Remediation/ Reuse Plan	Task 3: Outreach	Task 4: Programmatic Support	Total
	Hazardous Substances				
Travel	0	0	\$500	\$4,000	\$4,500
Supplies	0	0	\$500	0	\$500
Contractual	\$102,000	\$26,000	\$9,000	\$8,000	\$145,000
Total	\$102,000	\$26,000	\$10,000	\$12,000	\$150,000
	Petroleum Products				
Travel	0	0	\$500	\$4,000	\$4,500
Supplies	0	0	\$500	0	\$500
Contractual	\$102,000	\$26,000	\$9,000	\$8,000	\$145,000
Total	\$102,000	\$26,000	\$10,000	\$12,000	\$150,000

c. **Ability to Leverage**

The City of Lincolnnton provides grants, incentives and programs for projects from small business start-ups and expansions and to commercial property owners and real estate developers investing in businesses and properties in the city. The minimum budget is \$55,000. In addition, LEDA offers technical assistance to new and existing industry and businesses through building and site selection and review; utility issues; infrastructure development and improvements; employment issues, and workforce development training information. Below is a list of programs budgeted for FY 2017-2018.

Leveraging Resources

Source	Purpose/Role	Amount (\$)	Status
City of Lincolnnton, Business Incentive Grant	Matching cash grants available for new or expanding businesses to assist with building renovations or rehabilitations.	\$15,000	Secured resource
City of Lincolnnton, Business Start Up Rebate	Cash rebates paid in monthly installments for new retail and restaurants in Downtown Lincolnnton to assist with rent payments for first six months	Determined per request	Secured resource
City of Lincolnnton, Architectural Services Grant	Matching cash grants available for properties eligible for listing on the National Register of Historic Places	Matching	Secured resource

Source	Purpose/Role	Amount (\$)	Status
City of Lincoln, Façade Rehabilitation Grant	Matching cash grants are available citywide for commercial buildings more than 50 years old.	Matching	Secured resource
City of Lincoln, Downtown Redevelopment Revolving Loan	Zero interest loans available for renovations or rehabilitations of downtown properties	\$30,000	Secured resources
City of Lincoln, Smart Growth Incentive Grant	Some or all of increased property taxes due to new construction projects or rehabilitation of existing structures can be reimbursed to the property owner over a 5 year period.	Determined per request	Secured resource
City of Lincoln, Industrial Development Incentive Grant	New or expanding industries making new capital investments are eligible for an incentive grant	Up to \$9,999,999 each	Secured resource

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan: Meaningful involvement of our public is paramount to a successful project, in terms of project support and more importantly, equitable development. To this end, the City has been working with community members to establish a vision for our downtown area as evidenced in the discussion describing the September 2017 Strategic visioning (Section 2.a.i). We will develop a Community Involvement Plan to guide project outreach activities and to ensure our citizens' voices are heard and incorporated into project decisions and future plans. DDA of Lincoln has committed to partnering with the city as an advocate for community stakeholders and will provide open forums for the community to discuss, strategize and align the city's redevelopment goals, policies and programs. The City will expand upon these efforts with the creation of a program specific Brownfields Task Force. Membership for the Task Force will be recruited from the existing pool of volunteers, who have shown interest in visioning and addressing the civic, social, and economic problems our City is facing, and open to all citizens who are interested. We anticipate membership from local church congregations, business owners, government and civic officials, as well as residents from our various neighborhoods. The Task Force will meet quarterly to: guide site selection activities, ensure project alignment with community interests and needs, promote the project to property owners/potential investors, and communicate project updates to wider audiences. We also plan to utilize our Student Advisory Council as a unique opportunity to gain development perspectives from the next generation. Comprised of no more than 25 senior high school members, the Youth Council meets monthly during the school year (September – May). This platform provides an excellent opportunity to educate community youth in environmental issues and how they relate to civic matters, as well as to provide a voice for this important, yet often overlooked, population. The City also plans to host two public meetings to present project updates, solicit feedback, and invite community participation, and meet with community groups as needed. In the redevelopment planning stages of specific properties, the City will work with DDA to conduct workshops and/or visioning sessions. Public meetings and other significant events will be advertised in local print media as well as the City's website.

ii. Communicating Progress: As previously discussed, one of the main responsibilities of the Brownfields Task Force will be to help communicate progress to the affected communities. In addition, the project team will conduct outreach to stakeholders (the general public, residents, business and industry leaders, civic leaders, the development community, nonprofits, media representatives, professionals, city staff, and elected officials) through personal contact, direct

mail, and/or electronic mailing lists. The City will conduct focus groups and public meetings, as needed. We will coordinate with local media to have media coverage of project activities, develop press releases for significant events or accomplishments, and post updates on social media and the City website. The City will also make project information publicly available on our website and social media sites. Based on the successful public outreach employed for the 2017 Strategic visioning sessions, the proposed communication strategy is appropriate for our target community.

b. Partnerships with Government Agencies

Local/State/Tribal Environmental Authority: The *NCDEQ Brownfields Program* will provide assistance with site selection and petroleum project eligibility letters and cleanup standards. During individual project work, the City will also work with NCDEQ project managers to assure that state regulations are complied with, especially those protective of public health and safety, and the environment (i.e. contaminant levels, acceptable exposure levels and reuse, etc.). NCDEQ will provide oversight for properties entering the North Carolina Brownfields Program.

Other Governmental Partnerships

EPA Region 4 – As the funding agency, the EPA and the regional Project Officer will have significant involvement in the project. We will work with the EPA to ensure all work is completed in accordance with the terms and conditions and all objectives are met in a timely manner.

Lincoln County Health Department - The department is committed to promoting health and protecting the environment in Lincoln. The health department will serve as a resource for community members, who may have questions or concerns about exposure to any contaminants found during site assessments, cleanup, and/or redevelopment. In addition, a staff member has been dedicated to serving on the Brownfields Task Force. A letter of support is included.

Lincolnton Housing Authority – The Authority has committed to a review of the city’s brownfields inventory and consider brownfield sites for potential properties for new affordable housing developments.

City of Lincoln, Planning Department – Lincoln Planning has pledged support through a series of development and incentive grants (listed above-Section C). A letter of support is included.

Lincoln Economic Development Association (LEDA) – LEDA will provide technical assistance with site selection/review; infrastructure, and employment and workforce issues. They will also act as a marketing arm for the City’s program by advertising the availability of the funds and “selling” brownfield site to potential developers. They are also interested in hosting the brownfields repository and database of brownfield sites.

Electricities of North Carolina – Electricities has committed to partnering with the City to provide economic development support. Electricities is a member-managed municipal corporation created more than 50 years ago in order to help member communities with direct support for the provision of electric power, rate development, safety training, regulatory compliance, and economic development services. Electricities encourages its members and seeks to utilize brownfield sites to create new economic activity within their communities.

c. Partnerships with Community Organizations

i. Community Organization Descriptions & Roles

The following Community-based Organizations have committed to support in the project.

Community Group	Description	Support for the Brownfield Project
Lincoln County Historical Association	Provides leadership in the preservation and revitalization of the unique architectural heritage.	Participation on the Brownfields Task Force.

Community Group	Description	Support for the Brownfield Project
Lincoln County Chamber of Commerce	Enhance the quality of life and foster a healthy economic environment in Lincoln County.	Work with Chamber membership to identify and prioritize sites; assist with communications and community input opportunities; participation on the Brownfields Task Force.
Piedmont Companies, Inc.	Owner and developer of the of the Eureka Mill Site	Piedmont is working toward redevelopment of the site and are eager to participate in the City's brownfield program.
Lincolnton Downtown Development Association (DDA)	Is the primary economic development mechanism for the City. They have extensive relationships with numerous stakeholder groups, including community groups, through the NC Main St. Program and their work in revitalizing downtown.	Partner with the City as an advocate for community stakeholders and provide an open forums for the community to discuss, strategize, and align redevelopment goals.
Wandering Around Lincoln County (WALC)	WALC is a group of citizens that support trail building throughout the community so that residents can enjoy healthy lifestyles and the greater outdoors.	They are currently working on connecting the City's Rail Trail with the South Fork Trail (connector lies along potential brownfield sites). Will work to help secure access and support community engagement initiatives.

ii. Letters of Commitment: Letters of commitment from the aforementioned community organizations are included with this proposal as an attachment.

d. Partnerships with Workforce Development Programs

Gaston College's Lincoln Campus is located in Lincolnton and is committed to providing their students with quality courses that enhance their job skills. They provide opportunities for students in numerous areas and seek to place interns with local businesses. The City plans to utilize Gaston College resources in providing training and education opportunities to residents as they pertain to the assessment, cleanup, and/or redevelopment of brownfield sites. LEDA, through their workforce development initiatives, will also work with hired consultants to screen and subsequently recommend individuals for any open positions for work in this program, as well as provide relevant training. Additionally, the consultant has committed to subcontract and source with local firms, when possible.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits

This brownfields project will produce tangible benefits for our target community. The social and economic welfare for our residents will be improved through increased job opportunities and a healthy downtown economy. An increase of jobs will improve the ability for residents to access employer-sponsored health insurance and realize fewer barriers to access of healthcare. As the downtown core of Lincolnton improves, we anticipate the energy and vitality spurring this change to be a catalyst for the City as a whole.

Two primary **public welfare** concerns for residents of Lincolnton include the disturbingly high crime rates and the poor performance of local schools. Addressing the brownfields and putting them back into meaningful reuse will lessen the amount of vacant buildings available for illegal and clandestine activities to take place. As crime rates drop, safety issues will no longer be a deterrent for families to make a home in downtown Lincolnton, and home ownership will increase. The removal of blight and an improving housing market will have a positive effect on home values, generating more tax revenue for local schools. Increased investment (financial as well as time and talents) in local schools, which will in turn increase school performance.

From a **public health** perspective, the assessment and ultimate cleanup of the brownfield sites will reduce exposure to our residents, the risk of contaminant migration to our water supply, and the risk of stormwater runoff carrying contamination to our surface water bodies. The redevelopment of the former mills, manufacturing facilities, and gas-stations will reduce the amount of contamination in the soil and groundwater, thereby removing the potential sources contributing to the higher rates of respiratory disease in Lincoln County (the leading cause of death in the County). Improving the walkability of Lincoln will increase opportunities for physical activity, thereby decreasing alarmingly high levels of obesity found in Lincoln County. While the benefits will not be realized immediately, the assessments are the first step in defining the problem and developing the solutions to the public health risks posed by the brownfield sites.

Environmental benefits will occur as environmental assessments are completed that will determine whether contamination is present on the brownfield sites and, if so, to what extent. Assessments will likely determine that many sites have no or minimal contamination and can be safely redeveloped. For other sites, the assessments will allow us to determine the additional steps necessary to make the sites safe for the intended reuse. Many of the proposed brownfield sites in Lincoln are former textile mill and/or manufacturing facilities that may have contributed to soil, groundwater, surface water, and/or air pollution. Potential contaminants on these sites include petroleum hydrocarbons, volatile and semi-volatile organic compounds, PCBs, heavy metals, asbestos, and lead. Assessment and remediation planning will begin controlling exposures to this contamination. This will help improve the air, soil, groundwater and surface water throughout Lincoln. Further, the eventual reuse of the brownfield properties will contribute to the creation of a dense, walkable city, which will reduce dependence on vehicles (and associated air emissions and fuel consumption) and suburban sprawl.

b. Economic and Community Benefits

The 2013 Lincoln Fire Department Annual Report cites a cost of \$48,000 just to deal with the cleanup of one fire at the defunct Massapog Mill. Reducing the risk of fires can prevent this undue tax burden on the city. The redevelopment of the sites will increase the tax values of neighboring properties, which have decreased to almost one third of the 2008 values. Additionally, clarifying the environmental uncertainties on these properties will help the City better market appropriate site to large industrial users of water and sewer services. The City may then be able to recoup some of the annual loss of total revenues from water sales and sewer usage, which previously amounted to 13% (water) and 16% (sewer) of city revenues. As the downtown area begins to turn around with an increase in local entrepreneurship and small businesses returning to the historic area, we expect job opportunities to increase, and with them, an increase in the tax base and also dollars spent in the community. By encouraging our residents to “shop local” we will continue to invest – and reinvest – in our city. The arts and cultural future of Lincoln is also anticipated to improve as a community benefit of this project. The redevelopment of our downtown into a thriving hub for local artisans, as envisioned by our citizens, will eventually bring more artists and cultural events to the City, making art accessible to all citizens of Lincoln. Finally, this brownfields project has the added community benefit of strengthening ties among residents, businesses, and city officials. By building community awareness of the problematic sites and empowering the community to work together to reach a redevelopment solution, we will bring all facets of our community together in a unique way.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings

The independent firm of Lowdermilk Church & Co., L.L.P., audited the City’s financial statements

for the year ended June 30, 2016. No adverse findings were reported.

b. Programmatic Capability

Lincoln has the requisite capacity to administer the EPA grant funds based on previous experience in federal and state grant management. Laura Elam, Planning Director, will serve as the project director. With 35 years of planning experience (including the past eight with the City of Lincoln), Ms. Elam is well versed in grant management. Most recently, Ms. Elam successfully managed the City's Rails-to-Trails grants from the Congestion Mitigation and Air Quality program and is currently managing the Carolina Thread Trail grant for sidewalk connectors throughout the City. She will be assisted by Steve Zickefoose, Finance Director and City Manager. The City has selected an environmental consultant to support Ms. Elam and complete the technical aspects of the project. The City followed the procedures detailed in 2 CFR 200 and EPA's rule at 2 CFR 1500 to procure a consultant to provide support in the event of an award. In August 2017, the City released a competitive, public RFQ, reviewed submittals from four (4) firms, and selected the team deemed most qualified by the review committee. As demonstrated, we have the systems in place to procure additional support or resources, if needed to successfully complete the project.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

Ms. Elam and her team will meet quarterly to track progress. The City will submit quarterly progress reports to EPA and hold monthly conference calls with the EPA Project Officer to review progress and address any issues. If necessary, the City will take corrective actions to ensure the project meets objectives and schedule. Site-specific information will be routinely entered and tracked in the online ACRBS database. At a minimum, the outputs to be tracked include the number of task force meetings, public meetings, environmental assessments, ABCAs, and, the outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

d. Past Performance and Accomplishments

City staff members have a history of timely compliance with all federal and state grants under the City's direct control. In order to comply with grant program requirements, the City closely monitors progress and conducts annual audits as needed. As stated, no adverse audit findings have been determined. The Federal projects listed in the following table were either completed successfully or are ongoing without any issues that have required any corrective measures. All terms and conditions of the awarding agencies are being met in a timely manner and in accordance with set work schedules. Reports and financials have been submitted in a timely manner to date and applicable grants have been closed, except for those newly awarded.

Assistance Program	Awarding Agency	Amount Awarded	Funds Remaining	Year Awarded	Grant Accomplishments
Congestion Mitigation and Air Quality (CMAQ)	FHWA/ NCDOT	\$158,000	\$158,000	2016	Sidewalk Connector on East Main Street at Highway 321 (ongoing)
Congestion Mitigation and Air Quality (CMAQ)	FHWA/ NCDOT	\$468,000	\$0	2010	Rail Trail Phase III (completed)
Transportation Enhancements (TE)	FHWA/ NCDOT	\$120,123	\$0	2007	Rail Trail Phase II (completed)
Grants in Aid	NC Office of State Budget and	\$96,107	\$0	2016	Promoted rehabilitation and adaptive reuse of older buildings

Assistance Program	Awarding Agency	Amount Awarded	Funds Remaining	Year Awarded	Grant Accomplishments
	Management (OSBM)				(completed)
4153-DR-NC Mountain Floods	FEMA 4153-DR-NC	\$440,686	\$166,712	2013-present	Recovery of damages due to flood for emergency protective measures, debris removal, recreation building, water treatment plant, and wastewater treatment plant (completed)
Grants In Aid	North Carolina Department of Cultural Resources	\$150,000	\$150,000	2017	Expansion of recreational facilities at Betty Ross Park. Phase 1 River Access Point Construction for public canoes, kayaks, fishing and general access (ongoing)

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☒ Preapplication
☐ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Lincolnton, North Carolina

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

56-6001269

*** c. Organizational DUNS:**

1599967760000

d. Address:

*** Street1:**

P.O. Box 617

Street2:

*** City:**

Lincolnton

County/Parish:

*** State:**

NC: North Carolina

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

28093-0617

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Laura

Middle Name:

*** Last Name:**

Elam

Suffix:

Title: Director of Planning and Development Services

Organizational Affiliation:

*** Telephone Number:** 704-736-8930

Fax Number:

*** Email:** lauraelam@ci.lincolnton.nc.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Lincolnton Brownfields Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

NC 10

* b. Program/Project

NC 10

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2018

* b. End Date:

09/30/2021

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Steve

Middle Name:

* Last Name:

Zickefoose

Suffix:

* Title:

City Manager

* Telephone Number:

704-736-8980

Fax Number:

* Email:

szickefoose@lincolntonnc.org

* Signature of Authorized Representative:

Laura L. Elam

* Date Signed:

11/16/2017



PIEDMONT TRIAD REGIONAL COUNCIL

1398 CARROLLTON CROSSING DRIVE
KERNERSVILLE, NC 27284

(336) 904-0300

MATTHEW L. DOLGE • EXECUTIVE DIRECTOR

November 16, 2017

R04-18-A-060

TO: Ms. Barbara Alfano, Brownfields Coordinator; Environmental Protection Agency – Region 4
RE: Cover Letter for the PTRC 2018 EPA Brownfield Assessment Coalition Grant Application

Dear Ms. Alfano:

The Piedmont Triad Regional Council (PTRC) is pleased to submit this application on behalf of our three municipal Brownfield Assessment Coalition partners – the Town of Mayodan (population of 2,427) the City of Thomasville (population of 27,129), and the City of Winston-Salem (population of 240,603). Our predominantly rural region of mill towns has served as the hub of NC manufacturing for 150+ years. However, due to rapid expansion of the global economy over the past few decades, most of our mills have shut down. Left behind are hundreds of abandoned furniture, textile and tobacco plants. These plant closings have caused significant job losses and created a heavy financial burden on communities in our region.

EPA funding will provide the critical financial resources needed to address the numerous brownfield sites within our Coalition's targeted neighborhoods. No other mechanisms are readily-available from which these communities can access assessment funding. In addition, most communities in our region do not have the financial and/or staff capacity to apply for, let alone manage this grant. The significant number of major plant closings and job losses in the Piedmont Triad over the past two decades have created a huge financial burden on the region, affecting the ability of most towns to rely on their shrinking tax base to address the increasing number of identified brownfield sites.

EPA Funds will be leveraged with \$2.47 million in local funds and in-kind services, including: \$210,000 in PTRC matching funds; \$2 million in PTRC Revolving Loan Funds; \$34,560 in in-kind PTRC staff services; \$100,000 in local matching funds from Thomasville; and \$125,000 in local funds from Mayodan.

Our proposed program of work builds on the success of our first two EPA assessment grants in 2009 and 2014, and is focused on making strategic investments in Phase II assessments, clean-up planning and the sustainable and equitable redevelopment of five (5) major catalyst sites within our targeted low-income, high-poverty neighborhoods. These sites will serve as anchors of transformation for these communities.

We respectfully request your consideration of our application to continue the on-going work necessary to reduce the risk of environmental contamination in these communities and ensure *all* our residents can access the resources and opportunities they need to flourish.

Sincerely,

Matthew L. Dolge
Executive Director

PTRC Cover Letter Information

- a. **Applicant:** Piedmont Triad Regional Council (PTRC)
1398 Carrollton Crossing Drive
Kernersville, NC 27284
DUNS#: 144190667
- b. **Funding Requested:**
i. Grant Type: Assessment
ii. Assessment Type: Coalition
iii. Federal Funds Requested: \$600,000
iv. Contamination: \$300,000 Hazardous / \$300,000 Petroleum
- c. **Location:** Town of Mayodan; City of Thomasville and City of Winston-Salem.
- d. **Site Specific Property Information:** N/A
- e. **Contacts:**
Coalition Project Director:
Jesse Day, Regional Planning Director
PHONE: (336) 904-0300
E-MAIL: jday@ptrc.org
Piedmont Triad Regional Council
1398 Carrollton Crossing Drive
Kernersville, NC 27284
Chief Executive:
Matthew L. Dolge, Executive Director
PHONE: (336) 904-0300
E-MAIL: mdolge@ptrc.org
Piedmont Triad Regional Council
1398 Carrollton Crossing Drive
Kernersville, NC 27284
- f. **Population** (Source: N.C. Office of State Budget & Management – Certified 2016 Estimates)
i. PTRC Service Area (1,701,154)
ii. Coalition Partners: Mayodan (2,427); Thomasville (27,129); and Winston-Salem (240,603)
iii. Our target communities are not located in a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years
- g. **Regional Priorities Form / Other Factors Checklist**
(see Attachment A: Regional Priorities Form / Other Factors Checklist):
- h. **Letter from the State Environmental Authority**
(see Attachment B: Letter from the State Environmental Authority)

Threshold Criteria Responses Attachments (Assessment Coalition Proposals):

- Applicant Eligibility - see Attachment C – Documentation of Applicant Eligibility
- Description of Community Involvement – see Attachment D – Description of Community Involvement and Narrative 2.b.i. and 3.a.
- Letters of Commitment from Coalition Members – see Attachment H – Letters of Commitment from Coalition Members

Attachment A – Regional Priorities Form / Other Factors Checklist

Name of Applicant: Piedmont Triad Regional Council

Regional Priorities: If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title (s): Assistance to Communities That Have Limited In-House Capacity to Manage Brownfield Projects (limited capacity or infrastructure to effectively manage BF programs).

Page Number(s): i. and 6.

Assessment - Other Factors Checklist: Please identify (with an x) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Apply	Other Factor	Page #
	<i>None of the Other Factors are applicable.</i>	
X	Community population is 10,000 or less.	i., ii., 1., 2.
	The jurisdiction is located within a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years as measured by 1990 & 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
	Applicant will assist federally recognized Indian tribe or U.S. territory.	
	Target brownfield sites are impacted by mine-scarred land.	
X	Project is primarily focusing on Phase II assessments.	i., 1., 3., 4., 5. and 7.
X	Applicate demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	i., 10. and D-1.
	Applicant is recipient of EPA Brownfields Area-Wide Planning grant.	

Attachment B – Letter from the State Environmental Authority



ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

November 2, 2017

Matthew Dolge, Executive Director
Piedmont Triad Regional Council
1398 Carrollton Crossing Road
Kernersville, NC 27284

Re: U.S. EPA Brownfields Assessment Coalition Grant – Piedmont Triad Regional Council on behalf of the Town of Mayodan, and the Cities of Thomasville and Winston-Salem

Dear Mr. Dolge:

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the Piedmont Triad Regional Council (PTRC)'s application for a U.S. EPA Brownfields Assessment Coalition Grant. We understand that the PTRC plans to focus grant funding on the former furniture, textile and tobacco manufacturing plants in three communities within the coalition region: Mayodan, Thomasville, and Winston-Salem. The grant funding that the PTRC is now seeking will be a tremendous boon to the economies of five, high-poverty targeted neighborhoods within the coalition. With this funding, the PTRC will continue with the momentum it has generated with the first two assessment grants obtained in 2009 and 2014 by ensuring a continuance of on-going projects designed to boost these five targeted areas.

We hope the PTRC is successfully awarded this grant, and we will continue to support you in your brownfields redevelopment efforts. The PTRC has demonstrated its vision and leadership to effectively implement two past assessment grants, and was instrumental in completing a NC Brownfields Agreement on the Lexington Home Brands site in Lexington.

The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project(s). This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing. The Brownfields Program can also assist with outreach efforts to your local prospective developers regarding brownfields redevelopment and the liability relief and tax incentives available. The liability relief and tax incentives offered by a brownfields agreement can often facilitate deals that would not have been possible without an agreement.

We look forward to working with you regardless of a grant award or not. We truly believe successful brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

cc: Cindy Noian, U.S. EPA Region 4
Paul Kron, Foothills Planning & Design

State of North Carolina – Environmental Quality – Waste Management
Raleigh Regional Office | 3600 Barrett Drive | Raleigh, North Carolina 27609
919.791.4200

Attachment C – Documentation for Applicant Eligibility

(Excerpted from North Carolina General Statutes)

Part 2. Regional Councils of Governments.

§ 160A-470. Creation of regional councils; definition of "unit of local government".

(a) Any two or more units of local government may create a regional council of governments by adopting identical concurrent resolutions to that effect in accordance with the provisions and procedures of this Part. To the extent permitted by the laws of its state, a local government in a state adjoining North Carolina may participate in regional councils of governments organized under this Part to the same extent as if it were located in this State. The concurrent resolutions creating a regional council of governments, and any amendments thereto, will be referred to in this Part as the "charter" of the regional council.

(b) For the purposes of this Part, "unit of local government" means a county, city, or consolidated city-county. (1971, c. 698, s. 1; 1973, c. 426, s. 71.)

§ 160A-471. Membership.

Each unit of local government initially adopting a concurrent resolution under G.S. 160A-470 shall become a member of the regional council. Thereafter, any local government may join the regional council by ratifying its charter and by being admitted by a majority vote of the existing members. All of the rights and privileges of membership in a regional council of governments shall be exercised on behalf of its member governments by their delegates to the council. (1971, c. 698, s. 1; 1973, c. 426, s. 72.)

§ 160A-472. Contents of charter.

The charter of a regional council of governments shall:

- (1) Specify the name of the council;
- (2) Establish the powers, duties, and functions that it may exercise and perform;
- (3) Establish the number of delegates to represent the member governments, fix their terms of office, provide methods for filling vacancies, and prescribe the compensation and allowances, if any, to be paid to delegates;
- (4) Set out the method of determining the financial support that will be given to the council by each member government;
- (5) Establish a method for amending the charter, and for dissolving the council and liquidating its assets and liabilities.

In addition, the charter may, but need not, contain rules and regulations for the conduct of council business and any other matter pertaining to the organization, powers, and functioning of the council that the member governments deem appropriate. (1971, c. 698, s. 1.)

§ 160A-473. Organization of council.

Upon its creation, a regional council shall meet at a time and place agreed upon by its member governments and shall organize by electing a chairman and any other officers

Attachment C – Documentation for Applicant Eligibility

(Excerpted from North Carolina General Statutes)

that the charter may specify or the delegates may deem advisable. The council shall then adopt bylaws for the conduct of its business. All meetings of the council shall be open to the public. (1971, c. 698, s. 1.)

§ 160A-474. Withdrawal from council.

Any member government may withdraw from a regional council at the end of any fiscal year by giving at least 60 days' written notice to each of the other members. Withdrawal of a member government shall not dissolve the council if at least two members remain. (1971, c. 698, s. 1.)

§ 160A-475. Specific powers of council.

The charter may confer on the regional council any of the following powers:

- (1) To apply for, accept, receive, and dispense funds and grants made available to it by the State of North Carolina or any agency thereof, the United States of America or any agency thereof, any unit of local government (whether or not a member of the council), and any private or civic agency.
- (2) To employ personnel.
- (3) To contract with consultants.
- (4) To contract with the State of North Carolina, any other state, the United States of America, or any agency thereof, for services.
- (5) To study regional governmental problems, including matters affecting health, safety, welfare, education, recreation, economic conditions, regional planning, and regional development.
- (6) To promote cooperative arrangements and coordinated action among its member governments.
- (7) To make recommendations for review and action to its member governments and other public agencies which perform functions within the region in which its member governments are located.
- (7a) For the purpose of meeting the regional council's office space and program needs, to acquire real property by purchase, gift, or otherwise, and to improve that property. The regional council may pledge real property as security for indebtedness used to finance acquisition of that property or for improvements to that real property, subject to approval by the Local Government Commission as required under G.S. 159-153. A regional council may not exercise the power of eminent domain.
- (8) Any other powers that are exercised or capable of exercise by its member governments and desirable for dealing with problems of mutual concern to the extent such powers are specifically delegated to it from time to time by resolution of the governing board of each of its member governments which are affected thereby, provided, that no regional council of governments shall have the authority to construct or purchase buildings, or acquire title to real property, except for the purposes

Attachment C – Documentation for Applicant Eligibility

(Excerpted from North Carolina General Statutes)

permitted under subdivision (7a) of this section or in order to exercise the authority granted by Chapter 260 of the Session Laws of 1979. (1971, c. 698, s. 1; 1975, c. 517, ss. 1, 2; 1979, c. 902; 2005-290, s. 1; 2006-211, s. 1.)

§ 160A-476. Fiscal affairs.

Each unit of local government having membership in a regional council may appropriate funds to the council from any legally available revenues. Services of personnel, use of equipment and office space, and other services may be made available to the council by its member governments as a part of their financial support. (1971, c. 698, s. 1; 1973, c. 426, s. 73.)

§ 160A-477. Reports.

Each regional council shall prepare and distribute to its member governments and to the public an annual report of its activities including a financial statement. (1971, c. 698, s. 1.)

§ 160A-478. Powers granted are supplementary.

The powers granted to cities and counties by this Article are supplementary to any powers heretofore or hereafter granted by any other general law, local act, or city charter for the same or similar purposes. (1971, c. 698, s. 1.)

Attachment D – Description of Community Involvement

PTRC has worked closely with Coalition members and their community-based partners, to pre-select five top-priority catalyst sites in preparation for this funding application. As funding is available, we will address other key sites on our waiting list, based on the same selection criteria used to select our catalyst sites, including: 1) Potential threats to human health &/or the environment; 2) Priorities of communities most affected by brownfields, 3) Interest from prospective developers; 4) Potential environmental, health &/or economic benefit to the community; 5) Estimated assessment costs; 6) Redevelopment potential; 7) Job creation; 8) Our Coalition's emphasis on Phase 2 assessments; and 9) The likelihood of a site serving as a catalyst for promoting community health and welfare, and more sustainable and equitable communities.

Through its standing Brownfields Advisory Committee, PTRC staff will meet quarterly at a time and location to ensure delegates from each of our Coalition communities can attend. These meetings provide Coalition members an opportunity to share and receive information on recent community activities and serve to foster strong buy-in and support for our brownfields program from elected officials throughout our region.. In partnership with our local government delegates, PTRC also holds monthly Community Outreach Events. Through these events, interested citizens, local government elected officials and staff, bankers, commercial real estate brokers, developers, and representatives of our community-based partner organizations are able to provide input into the Coalition's on-going brownfields program of work. Our Advisory Committee will continue to actively participate in the on-going selection and prioritization of sites, the identification of redevelopment needs and interests in each community, the identification and addition of new Coalition partners, and the coordination of efforts among Coalition communities based on an adopted Memorandum of Agreement.

In tandem with our Coalition and community-based partners, PTRC will continue to perform the following outreach activities: 1) Host local outreach events to inform community members about the progress of brownfield activities and provide opportunities to ask questions and provide input to be incorporated into our program of work; 2) Maintain the Piedmont Triad Brownfields Program website, web-based brownfield inventory GIS mapping system, and social media interfaces; 3) Issue press releases; 4) Provide newspaper and TV interviews; and 5) Develop and distribute documents outlining program benefits and opportunities for community involvement. \$48,140 is allocated for community outreach efforts including: \$26,900 for PTRC staff time; \$5,240 for PTRC travel (\$1,250 for local travel costs, \$2,250 to attend two national conferences, and \$1,740 to attend Region 4 EPA New Grantees Meetings); \$3,000 for equipment; \$3,000 for supplies; and \$10,000 for contractual assistance.

PTRC and our Coalition and community-based partners will continue our on-going outreach activities to foster strong two-way communication in each of our targeted neighborhoods. We will continue to host monthly events to engage key stakeholders in each community, paying special attention to including non-English speaking residents, and providing translation services as necessary. In addition to gathering and incorporating neighborhood input to inform our on-going efforts, PTRC will continue to provide quarterly progress reports and to make presentations to elected bodies, chambers of commerce, planning boards, church and school groups, neighborhood associations, real estate broker associations and economic development groups. These presentations highlight the benefits of our Brownfields Program and have built a broad network of citizens, organizations and local governments familiar with, and supportive of our efforts. This network has lead to multiple face-to-face conversations with owners, brokers, prospective

developers and community members most effected by brownfields. These numerous community-based conversations, have in turn, lead to the selection of top-priority catalyst sites. In partnership with neighborhood and community development organizations and local universities we have, and will continue to facilitate community meetings, door-to-door surveys, host information tables at community events and hold focus-group interviews at neighborhood schools and churches. These one-on-one conversations will continue to provide opportunities to share information and identify the concerns, interests and goals of most importance to community members within each of our targeted neighborhoods.

On-going Brownfield Advisory Committee meetings are open to the public and include quarterly progress reports and opportunities for members and community stakeholders to ask questions, share information, negotiate priorities, make decisions and learn from one another. PTRC also actively maintains a *Regional Brownfields Website* providing public access to Coalition progress reports; community assessment and redevelopment priorities; and a wide range of geographic information and maps. On behalf of our Coalition members, PTRC will continue to maintain our website, provide public outreach events and presentations, issue press releases and provide TV and newspaper interviews to share our progress and gather input from community members. Fostering two-way communication is a high priority as we continue working in target communities to keep stakeholders informed and to maintain neighborhood readiness and support in preparation for identifying future catalyst projects. We will continue to use *Winston-Salem State University (WSSU)* faculty and students and *Neighbors for Better Neighborhoods* staff, to provide Spanish interpreters for key events. Relationships with local Hispanic pastors will be expanded, to effectively engage our Hispanic neighbors, meeting on *their turf*, in meetings hosted by *their* trusted community leaders.

PTRC Narrative

1. COMMUNITY NEED

1a. Target Area and Brownfields

i. Community and Target Area Descriptions – The Piedmont Triad is a 12-county region of mill towns – large and small, urban and rural – located in the rolling foothills of central North Carolina. Our region’s rich manufacturing heritage spans nearly two centuries. As North Carolina’s main industrial hub, our region was the largest manufacturer of furniture, textiles and tobacco products in the nation throughout much of the 20th Century. Most of the world’s denim, corduroy and flannel was spun, woven, dyed, cut and sewn in the Piedmont Triad. Major furniture producers such as *Thomasville* and *Lexington Home Brands* and most tobacco products were produced here. Almost all of the 68 municipalities in our region have at least one mill, and many have multiple large manufacturing complexes. However, as the global economy has expanded exponentially over the past several decades, virtually all of these mills have shut down in our region. Left behind are hundreds of abandoned furniture, textile and tobacco plants, and ancillary support businesses, most of which are surrounded by, and located directly adjacent to, low-income residential (historic mill village) neighborhoods.

With such a high concentration of brownfield sites throughout our region, we have strategically focused our past and current assessment and clean-up efforts in targeted areas posing the most risk to human health and the environment, yet with the greatest potential for clean-up, redevelopment and reuse. To help accomplish these goals, PTRC continues to expand its inventory of over 500 brownfields sites throughout our 12-county region. Over 100 of these sites are located in, or adjacent to, our targeted Coalition communities, including 36 closed mills, 31 closed commercial establishments, 14 abandoned gas stations, 19 former truck or auto repair facilities, 7 former dry cleaners, 7 abandoned railroad facilities, 5 farm-related facilities, and a mix of fabrication shops and other unknown uses.

Triad Tomorrow, our region’s adopted *Comprehensive Economic Development Strategy* (CEDS), places a high priority on these ubiquitous brownfield sites, recognizing them as unique and highly valuable opportunities for renewal in communities in our region, and in particular, as vital redevelopment catalyst projects central to our Coalition’s targeted neighborhoods. Selected target areas have a high concentration of people of color, and a long history of being located on the “wrong side of the tracks.” Prevailing west and northwest winds have historically steered more affluent community members up-wind and up-stream of noxious air-, soil- and water-borne contaminants. Left behind are disproportionately impacted households that can least afford to move away from potentially high concentrations of soil and water contaminants commonly produced by adjacent textile, furniture and tobacco manufacturing processes.

In partnership with the *Town of Mayodan* (2,427), the *City of Thomasville* (27,129) and the *City of Winston-Salem* (240,603) – PTRC will leverage the success of its first two EPA assessment grants (2009 and 2014), by completing at least five (5) major catalyst projects. These sites have been strategically selected by our Coalition members and their community-based partners through a consensus-building process facilitated by PTRC, based on their high potential to mitigate potential public health and environmental risks in the most economically challenged neighborhoods in our targeted communities.

ii. Demographic Information and Indicators of Need – *Piedmont Together*, our region’s *Sustainable Communities Plan* (see *Attachment I - HUD/DOT/EPA PSC Documentation*) maintains equity as its guiding principle for building resilience and a better quality of life for *all* our residents. To underscore the importance of inclusion to our region’s future, we developed the *Equitable Growth Profile of the Piedmont Triad Region*. This profile draws from the *U.S. Census Bureau*, the *U.S. Bureau of Labor Statistics*, and *Woods & Poole Economics, Inc.*), enabling comparative regional and state analyses and tracking of changes over time. The *Profile* outlines

PTRC Narrative

our slow economic recovery – combined with rising inequality and wide racial gaps in income, education, and opportunity – placing our region’s future economic sustainability at risk. From 1990 to 2010 our region saw a 12% decrease in the percentage of our white, non-Hispanic population, while communities of color drove our region’s population growth with a 2% increase in its African American and Asian populations, and an 8% increase in its Hispanic population. Our region will add an estimated 318,854 people between 2010 and 2037 (a 19% increase) and 99% of this growth will be in minority population. Our minority population will grow by 58% while our white population will grow by 0.2%. In 2037, our regional population will be 44% minority, with much higher percentages in the urban areas. Making investments in our increasingly diverse workforce, and infusing equity and inclusion into our community investment and redevelopment strategies is essential to ensure *all* our residents can access the resources and opportunities they need to flourish. Many neighborhoods in our region with large minority populations suffer from the highest poverty and unemployment rates and have the largest concentration of brownfield sites.

Our Coalition was formed to help address these realities within our targeted communities. In addition to addressing health and welfare issues, we will focus efforts on sites located next to impaired streams, so that by identifying and addressing contamination on these catalyst sites, we can also address the real and immediate impact they have on adjacent waterways, and improve the potential for safe and healthy recreational uses along these impaired streams and rivers. The census tracts in which our catalyst projects are located (see *2011-2015 ACS* Tables below), have a significantly higher percent minority, poverty levels and unemployment rates, and significantly lower median household incomes than national, state and regional averages.

Demographic Data	T-ville Plant B Tract	Chat- ham Tract	TxMo Railroad Tract	Nissen Tract	Wash. Mills Tracts	Region	NC	US
Population	5,154	1,113	2,117	4,146	2,766	1.7 M	10.2 M	314 M
Minority	27.6%	53.8%	97.4%	90.4%	13.7%	34.4%	35.8%	37.7%
Poverty	18.7%	62.4%	44.8%	42.5%	29.5%	18.3%	17.4%	15.5%
Unemployment	17.8%	26.5%	33.6%	31.6%	14.3%	9.1%	9.4%	8.3%
HH Income	\$34,828	\$21,131	\$14,577	\$24,853	\$34,453	\$43,376	\$48,868	\$53,889

iii. Description of Brownfields – Initial Coalition assessment, clean-up and redevelopment efforts will focus on five (5) catalyst sites within the following targeted neighborhoods:

- The former Thomasville Furniture Plant B site in Thomasville – With over 35 abandoned mills surrounded by low-income neighborhoods, the City of Thomasville struggles to address a growing number of public health and safety concerns associated with its homeless population, vagrants, drug dealers, copper thieves and curious neighborhood children. Over half of this 11.5-acre direct site is located within the Hamby Creek 100-year floodplain. Hamby Creek is one of the most severely polluted stream segments on the NC and US 303(d) list of impaired waterways in our 12-county region. Much of the site’s large, abandoned mill structure has collapsed, and City officials have frequent safety concerns for surrounding neighborhood residents and their children, many of which, have back yards adjoining the site. Visitors to the neighborhood community and adult day care center, located across the street from the abandoned mill, have shared their safety concerns with Coalition members. Despite security efforts of the site’s absentee owners, fences, chains and locks are consistently breached, and local police respond to reports of metal thieves and homeless squatters on a regular basis. The surrounding low-income neighborhood is 27.6% minority with an unemployment rate of 17.8%. In preparation for the recent donation of the site for use as a City park, a EPA-funded Phase I assessment of the site identified several RECs from the incineration of carbide sludge

PTRC Narrative

and vinyl acetate, historic use and storage of solvents, underground pipes leading directly from the mill into Hamby Creek, hydraulic oil, PCBs, and ACMs. Additional funding is needed to conduct **Phase II assessment and clean-up planning** for the site, in preparation for the City to remove existing warehouse structures and move forward with plans to clean up the site and adjacent Hamby Creek, and create a neighborhood park and greenway, connecting the surrounding underserved, low-income neighborhood to other community resources.

- The former Chatham Mill Site in Winston-Salem – The historic Chatham Mill property is located directly adjacent to an impaired segment of *Peter's Creek*, and serves as a catalyst site for the surrounding *Boston-Thurmond Neighborhood*. Residents within the neighborhood's census tracts are 53.8%% minority and suffer a 62.4% poverty rate. This large (10 acre) abandoned mill site is centrally located within the surrounding neighborhood, which is known for a high incidence of crime, drug use and homelessness. However, in 2012, \$950,000 in EPA RLF funding enabled developers to leverage \$35M in private investments, to complete redevelopment of a portion of the mill complex into 170 much-needed affordable apartments in the neighborhood. Prior site assessments revealed vapor intrusion from a significant TCE plume, leading to on-going remediation on the site. EPA assessment funding is needed for a **Phase II assessment and clean up planning**, to leverage an additional \$8M to \$15M in private investments for renovation of a large, stand-alone structure to provide a grocery store and/or other retail and public services currently unavailable in the neighborhood.
- The former TxMo Railroad site in Winston-Salem. This derelict former railroad property is located directly adjacent to Peter's Creek and to the former Chatham Mill site and is also surrounded by the *Boston-Thurmond Neighborhood*. The NC Brownfields Program has deemed this site eligible, and funding is needed to proceed with the **State's requested Phase I & II assessments and clean up planning** to identify potential contaminants, in preparation for renovating existing structures in support of much-needed retail uses in the neighborhood. Public and private investments will also be used to upgrade parking; create green space and provide storm water management and water quality improvements along Peter's Creek.
- The former Nissen Wagon Works site in Winston-Salem – This manufacturing complex was established in the historic *Waightown Neighborhood* in 1834. By 1919, the company employed 1,500 workers and produced over 15,000 covered wagons per year - fifty per day well into the 1940s. In 1946 Western Electric moved its manufacturing operations into the factory and employed over 7,000 area residents by 1960. In 1995 Western Electric closed the plant, leaving thousands of Waightown residents unemployed, next to a polluted site. Current residents in neighborhoods surrounding the site are 90.4% minority (versus 34% for the region) and suffer a 42.5% poverty rate (versus 18.3% for the region). A community-wide strategic planning effort was recently completed in the area, involving hundreds of community members, area churches and mosques, neighborhood associations, schools and business owners. A key revitalization goal of the *Waightown/MLK Neighborhood Plan* is the clean-up and reuse of the numerous brownfield sites in the community. In conjunction with owners and prospective developers, the Coalition selected the former Nissen Wagon Works as the neighborhood's top-priority catalyst site. Local NC A&T University faculty and students recently facilitated a public design workshop in which community members identified a wide range of preferred uses on the site, including a library, community health center, youth center, museum, retail and office space, and affordable workforce housing to avoid displacement of existing residents in the community (see *Attachment K – Nissen Wagon Works Redevelopment Master Plan*). A Phase I assessment identified several RECs, including PCBs; asbestos and ACMs. EPA funding will enable the neighborhood to conduct a **Phase II**

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assessment and clean up planning to identify and address potential contaminants and pursue redevelopment of the site.

- The former Washington Mill site in Mayodan – Located on the Mayo River, Washington Mills has been central to life in this small, rural mill town since its founding in 1896. The mill produced cotton yarn, and later added a knitting mill. At its peak in the 1950's, the mill had over 1,500 employees. As in most mill communities throughout our region, virtually every family in town worked at the mill, shopped at the mill store and lived in mill-owned housing. The mill was purchased in 1982 by the *Tultex* company and due to off-shore production, the mill closed in 1999. Neighborhoods directly adjacent the Mill have a 29.5% poverty rate; 41.8% of those living in poverty are children under the age of 18 and 19.3% are age 65 or older. Because the mill has historically provided most of the community's tax base and was its primary water and sewer customer, the Town has suffered through years of financial hardship since closing. As part of Piedmont Together, our region's sustainable communities initiative, a public workshop was provided, to help the Town and its residents identify and design potential uses for the site. This HUD-funded effort was leveraged with Phase I assessment activities under our FY2014 EPA grant which identified multiple RECs, including TPHs; fly ash; asbestos and ACMs. Since demolition of the mill by a private materials recycling company in 2013, the Town has expended over \$125,000 in local funds to obtain ownership and begin remediation of the site by hiring a private contractor to complete asbestos removal in the lone existing mill building and removal of 75 drums of hazardous and non-hazardous material left by the previous owners. Coalition members are also seeking \$100,000 in Duke Energy Water Resources Grant funds to develop a proposed park and greenway on the site. The Town has also received NC Pre-Regulatory Landfill Funding, to address clean-up of an adjacent property for future expansion of the park and greenway. In preparation for redevelopment of the site as a public park and greenway along the river, the NC Department of Environmental Quality Brownfields Program is requesting an estimated \$100,000 in **Phase II assessments and clean up planning** to adequately identify potential contamination on site.

In addition to assisting the Coalition in completing its five (5) top-priority catalyst projects summarized above, multiple other second tier sites within the surrounding neighborhoods require Phase I & II assessments and clean up planning, including the former Wilson Pest Control site, former Hess Gas Station, former Waightown Community Center and several large warehouses and industrial sites. Many of these "waiting list" sites are also located in impaired stream corridors.

1b. Welfare, Environmental and Public Health Impacts

i. Welfare Impacts – The census tracts in which our Coalition's top-priority catalyst projects are located (see Tables in Section 1.1a.ii. on page 2), have a significantly higher level of minorities living in poverty; a higher crime index; and significantly lower median household incomes than national, state and regional averages. The steady decline, disinvestment and hinderance to reinvestment in these communities has lead to a higher incidence of crime and drug abuse, and a pervasive lack of affordable housing, convenient neighborhood medical and dental services; retail drug stores and grocery stores, and access to safe and healthy public parks and greenways, libraries and community centers. Low-income households within our target communities are disproportionately impacted by a wide range of known and unknown potential contaminants (see 1.a.iii. above). The high percentage of sensitive populations in these neighborhoods – senior adults, pregnant women and young children – makes the urgency of our on-going assessment, clean-up and redevelopment efforts within these targeted communities all the more critical to the long-term sustainability of communities throughout our region.

ii. Cumulative Environmental Issues – Most of our region's abandoned mills are surrounded by old mill village housing occupied by a high percentage of low-income minorities,

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senior adults, women of child-bearing age and young children. Spent solvents and a host of other hazardous and petroleum-based *Recognized Environmental Conditions* (RECs) are a common potential risk for these old mill sites and surrounding adjacent neighborhoods. Beyond the potential health and environmental risks associated with so many brownfield sites, multiple major highways intersect within our region, including I-40; I-85; US-52; I-77; US421, I-73 and I-74. These routes are heavily used for cargo transportation. In addition to having significant air quality impacts associated with heavy vehicular and truck traffic along these highway corridors, Coalition target communities are also impacted by two major airports, the Piedmont Triad International Airport and FedEx Hub in Greensboro, and the Smith Reynolds Regional Airport in Winston-Salem. Our Coalition Counties also host a major coal-fired Duke Energy power plant, 27 active landfills, 81 pre-regulatory landfills, and 171 active wastewater treatment plants (20 are major). There are 5,697 documented underground storage tanks (USTs) in the area, and evidence of numerous USTs and landfills that are not documented, particularly in our region's smaller municipalities. Many mills in our region were once the primary source of tax revenue, and the main water and sewer customers in their community. Multiple major plant closings have led to severe financial shortfalls, causing significant backlogs in the maintenance or replacement of aging infrastructure in many communities. Consequently, many communities have overflows of their wastewater system during storms, contributing to the degradation of water quality within our region's multiple impaired waterways. There are currently 402 linear miles (34,159 acres) of impaired streams in the Piedmont Triad, impaired for a variety of reasons, including fecal *coli* form bacteria, chlorophyll a, poor benthos health, copper, poor fish communities, dissolved oxygen, PCB Fish Tissue advisories, pH, turbidity, water temperature and zinc. These persistent water quality issues have significant impacts on the multiple above-ground drinking water supply reservoirs in our region, and place doubt on the safety of many local waterways for hosting recreation, fishing and tourism uses.

iii. Cumulative Public Health Impacts – There are immediate health impacts directly attributable to the known contaminants found on the catalyst brownfield sites in our targeted communities, including solvents, hydraulic oil, PCBs, ACMs, TCEs TPHs, fly ash and asbestos (see Section 1.a.iii.). NC public health data (see Table below) indicate the three Counties which host our Coalition communities have a significantly higher average incidence of low birth-weight and infant mortality, and deaths caused by cancer, diabetes, heart disease and chronic lower respiratory disease than state and national averages. In every instance, these health indicator rates are significantly higher for African American populations in these host counties. These public health data can not be directly linked to the highly disproportionate number of brownfield sites within our targeted communities. However, the cumulative health, environmental, aesthetic, social and economic impacts of so many large-scale abandoned and blighted industrial properties impacting the adjacent low-income minority neighborhood residents is undeniable.

NC Public Health Data By County (Per 100,000)					
Public Health Indicators	Davidson	Forsyth	Rockingham	NC	US
Total Cancer Incidence Rate	501.4	512.7	528.4	480.4	448.4
Black Cancer Incidence Rate	527.9	511.5	546.4	469.8	460.0
Total Cancer Death Rate	182.3	168.4	194.7	166.5	168.5
Black Cancer Death Rate	206.3	196.7	202.3	190.7	197.9
Total Infant Mortality Rate	8.1	8.3	10	7.2	n/a
Black Infant Mortality Rate	11.2	11.5	23.2	13	n/a
Total Low Birthweight Rate	9.7	10.3	10.4	9.3	n/a

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Black Low Birthweight Rate	12.1	15.5	18.4	14.1	n/a
Total Heart Disease Death Rate	176.9	144.4	186.0	161.3	n/a
Black Heart Disease Death Rate	183.0	188.3	191.7	187.1	n/a
Total Diabetes Death Rate	28.4	21.8	35.3	23.0	n/a
Black Diabetes Death Rate	51.7	44.4	57.7	44.0	n/a
Chronic Lower Respiratory Death Rate	62.1	46.8	64.7	45.6	n/a

Source: NC State Center for Health Statistics 2016 <http://www.schs.state.nc.us>

1c. Financial Need

i. Economic Conditions – The census tracts in which our catalyst projects are located have a significantly higher percent minority, poverty levels and unemployment rates, and significantly lower median household incomes than national, state and regional averages (see Section 1.a.ii.). PTRC is a voluntary membership organization, created and sustained by its local government members, and dedicated to serving the needs of its members. Other than the modest annual dues paid by its members, the only other source of funding available to support our programs and member services are state and federal grants. Award of EPA funding will provide the critical financial resources necessary to address the numerous brownfield sites within our Coalition’s targeted neighborhoods. No other mechanisms are readily-available from which these communities can access assessment funding. In addition, most communities in our region do not have the financial nor staff capacity to apply for, let alone manage this grant. The significant number of major plant closings and job losses in the Piedmont Triad over the past two decades have created a huge financial burden on the region, affecting the ability of most towns to rely on their shrinking tax base to address the increasing number of identified brownfield sites. For example, the loss in annual tax revenue from the closing of just the Chatham Mill in Winston-Salem has been \$15,490 (Source: Forsyth County Tax Assessor). Similarly, the closing of Furniture Plant B, just one of dozens of plant closings in Thomasville, caused the loss of \$21,282 in annual tax revenues (Source: Davidson County Tax Assessor), and Mayodan lost \$5,145 in annual tax revenues from the Washington Mill closing (Source: Rockingham County Tax Assessor Database). Plant closings in many of our communities have also meant the loss of their largest water and sewer users, making it extremely difficult to cover the cost of maintaining these and other vital public infrastructure and services. Consequently, PTRC members have not raised annual dues for more than 20 years.

ii. Economic Effects of Brownfields – The burden of high concentrations of abandoned industrial and commercial sites within our Coalition communities is overwhelming. Blighted brownfield sites deter investment and create a powerful ripple effect of disinvestment in our neediest communities. For example, in the City of Thomasville alone, there are over 35 abandoned Thomasville Furniture Plants – “named” from A to Z, and then starting over again with Plants AA to JJ. The City struggles to address the added costs of providing police, fire and EMS services to protect the public safety in and around the numerous blighted sites throughout the community. Homeless individuals building fires in these structures, vagrants, drug dealers and copper thieves are a constant drain on public safety resources. As public safety costs rise, property values and local tax revenues continue to decrease (see 1.c.i. above). These are common challenges among each of our Coalition communities. For example, the City of Winston-Salem recently renovated one of the Nissen Wagon Works buildings in the Waughtown target Neighborhood, for use as a much-needed Police Sub-Station. This project, along with other rehabilitation efforts along the Waughtown corridor required a \$2.1 million capital investment plus additional staff and equipment costs to address the on-going public safety concerns in and around the neighborhood’s numerous blighted brownfield sites. Similarly, after a private owner tore down and abandoned the historic

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Washington Mills plant adjacent to downtown Mayodan, the Town has expended over \$125,000 in local funds to obtain ownership and begin remediation of the site. In addition to these pervasive added public burdens, the depressed property values of private residential and commercial properties located adjacent to these blighted brownfield sites, severely impacts the ability of their owners to sell and/or gain access to affordable improvement loans. The close proximity of so many derelict sites within our target communities places a direct and heavy personal burden on the health and economic well-being of those in our communities that can least afford it.

2. **PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS**

2a. **Project Description, Redevelopment Strategy and Timing & Implementation**

i. **Project Description and Alignment with Revitalization Plans** – Our region's EDA-funded Comprehensive Economic Development Strategy (CEDS), *Triad Tomorrow*, uses equity as its guiding principle. Most neighborhoods in our region with large minority populations suffer from high poverty and unemployment rates and are most often located adjacent to the largest concentration of former mill (brownfield) sites. Our Coalition was formed to help address these environmental justice concerns in some of our most highly-impacted neighborhoods. Our five catalyst sites are closely aligned with local and regional land use, community revitalization, capital improvement and water quality plans. Under prior EPA Brownfield Assessment Grants (2009 and 2014), our Coalition has completed 25 Phase I assessments and 8 Phase II assessments leading to millions of dollars of both public and private investment. These initial successes have positioned PTRC and our Coalition partners to focus our proposed program of work on Phase II assessments and Clean-up Planning, and provided us with the experience necessary to prepare the following realistic cost estimates and redevelopment strategies:

- **Thomasville Furniture Plant B in Thomasville:** Based upon the Phase I ESA conducted under our 2014 Assessment Grant, an estimated \$100,000 in EPA funds are needed to conduct a **Phase II assessment**. This project is closely aligned with City revitalization plans calling for the creation of a neighborhood park and greenway, and provision of storm water management and water quality improvements along the 303(d)-listed and impaired Hamby Creek.
- **Chatham Mill in Winston-Salem:** The NC Brownfields Program estimates \$55,000 is needed to complete **Phase II assessment & clean up planning** of this site in preparation for planned renovations to address the community-identified need for more retail & community uses. The project is closely aligned with City revitalization plans for significant public streetscape, transit and pedestrian improvements in the neighborhood, and to better connect the neighborhood with downtown job opportunities and medical services at the nearby Wake Forest Medical Center. The City is also studying flood control, water quality, stream restoration and greenway improvements on the adjacent Peter's Creek, a primary storm water catchment for downtown Winston-Salem (see **Attachment J - Peter's Creek Restoration & Greenway Study**).
- **The former TxMo Railroad site in Winston-Salem:** An estimated \$45,000 in hazardous and/or petroleum assessment funds are needed to proceed with the State's requested **Phase I and II assessments** of this derelict property, in preparation for renovating existing structures for much-needed neighborhood retail uses. This project is aligned with City plans to create public green space and provide storm water management & water quality improvements along Peter's Creek and significant transportation improvements to roads and pedestrian ways.
- **Nissen Plant in Winston-Salem:** An estimated \$100,000 in hazardous and/or petroleum assessment funds are needed to enable Coalition members to conduct **Phase I and II assessments** in preparation for cleanup and redevelopment of the historic Nissen Wagon Works Plant. This project is closely aligned with the *Wauhtown Revitalization Plan* and the site-specific *Wagon Works Redevelopment Master Plan* developed by the S.G. Atkins CDC in partnership with the City, WSSU, NCA&T and its multiple community-based partners. The

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City also recently renovated one of the site's buildings for use as a neighborhood police sub-station, and opened a new, and much-needed community park and greenway in the surrounding *Waughtown Neighborhood*.

- Washington Mill in Mayodan: Based upon a recent request from the NCDEQ Brownfield Program, an estimated \$100,000 in EPA funds are needed to complete **Phase II assessment** in preparation for redevelopment of this, and other adjacent Town-owned properties. This project is closely aligned with local and regional revitalization and conservation plans for a public recreational park and greenway and the provision of storm water management and water quality improvements along the Mayo River.

ii. **Redevelopment Strategy**

- Thomasville Furniture Plant B in Thomasville: The City of Thomasville is leveraging \$100,000 in local funds to match \$400,000 in NC Commerce grant funding to demolish the derelict industrial plant on the site, in preparation for assessment, clean-up and development of a neighborhood park and greenway trail, using existing City water, sewer and road infrastructure.
- Chatham Mill and TxMo Railroad site in Winston-Salem: Private developers have invested over \$35 million in these two sites to date, and intend to leverage an addition \$8 to \$15 million of private funding for proposed renovations to address the community-identified need for more retail and public open space, using existing City water, sewer and road infrastructure, and in alignment with the City's infrastructure improvement plans in the neighborhood.
- Nissen Plant in Winston-Salem: To date, this project, along with other rehabilitation efforts in the *Waughtown Neighborhood*, has received \$2.1 million of City investments, plus additional staff and equipment costs to address the on-going public safety concerns in and around the neighborhood's numerous blighted brownfield sites. Using \$80,000 in additional City funding, the S.G. Atkins CDC and its multiple community-based partners, developed the *Waughtown Revitalization Plan* and *Nissen Wagon Works Redevelopment Master Plan*, and are committed to implementing these plans for the site's re-use as a City police sub-station, library, museum and youth center, community health center, affordable housing for neighborhood residents and studio lofts and retail space for local entrepreneurs and artists using existing City water, sewer and road infrastructure.
- Washington Mill in Mayodan: To date, over \$125,000 in local funds have been leveraged to obtain ownership and begin remediation of the site. In addition, the Town is submitting grant applications to local foundations in preparation for its design and development as a public park and greenway, using existing Town water, sewer and road infrastructure.

iii. **Timing and Implementation** – As lead applicant and Coalition Project Manager, PTRC will take primary responsibility of implementing all key project activities within the 3-year performance period, including:

- a) Contractor Procurement: In accordance with all federal procurement policies, PTRC will finalize and post its Request for Proposals (RFP) for contractor procurement within the first month, and will select and enter into contract with selected consultants within the first quarter.
- b) Site Selection: PTRC continues to use and expand its inventory of over 500 potential brownfields sites throughout our 12-county region. Over 100 of these sites are located in, or adjacent to, our targeted areas. PTRC has worked closely with Coalition members and their community-based partners, to pre-select five top-priority catalyst sites in preparation for this funding application. As funding is available, we will address other key sites on our waiting list, based on the same selection criteria: the potential *threats* to human health, welfare &/or the environment; the priorities of communities most affected by brownfields, interest from prospective developers; potential environmental, health, welfare &/or economic *benefit* to the community; assessment costs; redevelopment potential; job creation, the coalition's emphasis

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on Phase 2 assessments, and the likelihood of a site serving as a catalyst for promoting community health and welfare, and more sustainable and equitable communities. Through its *Brownfields Advisory Committee*, PTRC staff will meet quarterly at a time and location allowing delegates from each of our Coalition communities can attend. These meetings provide Coalition members an opportunity to share and receive information on recent community activities and serve to foster strong buy-in and support for our brownfields program from elected officials throughout our region. In partnership with our local government delegates, PTRC holds *Community Outreach Events*. Through these events, interested citizens, local government elected officials and staff, bankers, commercial real estate brokers, developers, and representatives of our community-based partner organizations are able to provide input into the Coalition's on-going brownfields program of work. Our Advisory Committee will continue to actively participate in the on-going selection and prioritization of sites, the identification of redevelopment needs and interests in each community, the identification and addition of new Coalition partners, and the coordination of efforts among Coalition communities will be based on an adopted *Memorandum of Agreement*.

- c) *Obtaining & Securing Site Access*: Signed site access agreements have been secured with owners of the former Chatham Mill, TxMO Railroad and Nissen Wagon Works sites. Access to the Thomasville Furniture Plant B and Washington Mills sites is secured through the recent donation of the sites to the City of Thomasville and Town of Mayodan, respectively.

2b. Task Descriptions and Budget Table

i. **Task Descriptions** – Key tasks include community outreach, a limited number of Phase I Environmental Site Assessments (ESAs), and a strong focus on Phase II ESAs and cleanup and corrective action plans (CAPs) as needed.

- **Task 1: Community Outreach** – In tandem with our Coalition and community-based partners, PTRC will continue to perform the following outreach activities: 1) Host local outreach events to inform community members about the progress of brownfield activities and provide opportunities to ask questions and provide input to inform our program of work; 2) Maintain our brownfields program website, web-based brownfield inventory GIS mapping system, and social media interfaces; 3) Issue press releases; 4) Provide newspaper and TV interviews; and 5) Develop and distribute documents outlining program benefits and opportunities for community involvement. The community outreach efforts are allocated \$48,140 including: \$26,900 for PTRC staff time; \$5,240 for PTRC travel (\$1,250 for local travel costs, \$2,250 to attend two national conferences, and \$1,740 to attend Region 4 EPA New Grantees Meetings); \$3,000 for equipment; \$3,000 for supplies; and \$10,000 for contractual assistance.
- **Task 2: Phase I Assessment Activities** – Under our Coalition's previous two assessment grants we conducted Phase I ESAs for smaller properties for as little as \$3,000, while one Phase I ESA for a large industrial site cost nearly \$18,000. To date, PTRC has conducted 24 Phase I ESAs at an average consultant cost of \$7,500. Due to our focus on Phase II ESAs, we will limit the number of Phase I ESAs to twelve. Therefore, \$100,620 (\$50,310 Hazardous and \$50,310 Petroleum) is allocated to conduct up to twelve (12) Phase I ESAs (including: \$10,620 for PTRC staff time and \$90,000 for contractual assistance) in accordance with EPA's *All Appropriate Inquiry Rule* and *ASTM D1527-05 - Standard Practice for Environmental Assessments, Phase I Environmental Site Process*).
- **Task 3: Phase II Assessment Activities** – Under our Coalition's previous two assessment grants (2009 and 2014), we have conducted Phase II ESAs for smaller properties for as little as \$16,000, while one Phase II ESA for a large and complex industrial site cost nearly \$110,000. To date, PTRC has conducted 8 Phase II ESAs at an average cost of \$46,250. Therefore, \$380,620 (\$190,310 Hazardous and \$190,310 Petroleum) is allocated to conduct up

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to eight (8) Phase II ESAs on catalyst sites with REC's identified in previous Phase I ESAs (including: \$10,620 for PTRC staff time and \$370,000 for contractual assistance) in accordance with *ASTM E1903-97* or similar protocols.

- **Task 4: Cleanup Planning** – PTRC conferred with other councils of government with EPA assessment grants, and estimates the average cost of a Phase III Corrective Action Plan (CAP) to be \$12,000. Therefore, \$70,620 (\$35,310 Hazardous and \$35,310 Petroleum) is allocated to conduct up to five (5) Phase III CAPs (including: \$10,620 for PTRC staff time and \$60,000 for contractual assistance). Each CAP will address screening of several technologies and will propose the most efficient and cost effective technology based on the site-specific hydro-geologic environments for sites where excessive and widespread soil and groundwater contamination has been encountered and/or that exhibit the greatest threat to human health and the environment based on the distance to sensitive receptors and potential for exposure.
- ii. **Budget Table** – The following tables provide a breakdown of the estimated costs for the tasks to be completed for both petroleum and hazardous substance grant-funded activities.

Categories	Budget for Petroleum Assessment Grant Funds				
Programmatic costs only	Task 1 Community Outreach	Task 2 Phase I ESAs	Task 3 Phase II ESAs	Task 4 Cleanup Planning	Total
PTRC Personnel	\$9,500	\$3,750	\$3,750	\$3,750	\$20,750
PTRC Fringe	\$3,950	1,560	1,560	1,560	\$8,630
PTRC Travel	\$2,620				\$2,620
PTRC Equipment	\$1,500				\$1,500
PTRC Supplies	\$1,500				\$1,500
Contractual	\$5,000	\$45,000	\$185,000	\$30,000	\$265,000
Total	\$24,070	\$50,310	\$190,310	\$35,310	\$300,000

Categories	Budget for Hazardous Assessment Grant Funds				
Programmatic costs only	Task 1 Community Outreach	Task 2 Phase I ESAs	Task 3 Phase II ESAs	Task 4 Cleanup Planning	Total
Personnel	\$9,500	\$3,750	\$3,750	\$3,750	\$20,750
Fringe Benefits	\$3,950	1,560	1,560	1,560	\$8,630
Travel	\$2,620				\$2,620
Equipment	\$1,500				\$1,500
Supplies	\$1,500				\$1,500
Contractual	\$5,000	\$45,000	\$185,000	\$30,000	\$265,000
Total	\$24,070	\$50,310	\$190,310	\$35,310	\$300,000

2c. **Ability to Leverage** – EPA Funds will be leveraged with \$2.47 million in local funds and in-kind services, including: \$210,000 in PTRC matching funds for a \$210,000 EDA grant to conduct strategic planning and the identification and prioritization of other catalyst brownfield sites; \$2 million in PTRC Revolving Loan Fund monies to support business development in targeted communities; \$34,560 in in-kind PTRC staff services (12 hours per month for 36 months at \$80 per hour); \$100,000 in local (Thomasville) matching funds for a \$400,000 NC Department of Commerce grant to demolish dangerous buildings on the Plant “B” site; and \$125,000 in local (Mayodan) funds to obtain ownership and begin remediation of the Washington Mills site (see **PTRC Cover Letter; Attachment E - Secured Commitments of Leveraged Funding; and Attachment H – Letters of Commitment From Coalition Members**).

3. **COMMUNITY ENGAGEMENT AND PARTNERSHIPS**

3a. **Engaging the Community**

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i. **Community Involvement Plan** – PTRC and our Coalition and community-based partners will continue our on-going outreach activities to foster strong two-way communication in each of our targeted neighborhoods. We will continue to host quarterly events to engage key stakeholders in each community, paying special attention to including non-English speaking residents, and providing translation services as necessary. In addition to gathering and incorporating neighborhood input to inform our on-going efforts, PTRC will continue to provide quarterly progress reports and to make presentations to elected bodies, chambers of commerce, planning boards, church and school groups, neighborhood associations, real estate broker associations and economic development groups. These presentations highlight the benefits of our Brownfields Program and have built a broad network of citizens, organizations and local governments familiar with, and supportive of our efforts. This network has lead to multiple face-to-face conversations with owners, brokers, prospective developers and community members most effected by brownfields. These numerous community-based conversations, have in turn, lead to the selection of top-priority catalyst sites. In partnership with neighborhood and community development organizations and local universities we have, and will continue to facilitate community meetings, door-to-door surveys, host information tables at community events and hold focus-group interviews at neighborhood schools and churches. These one-on-one conversations will continue to provide opportunities to share information and identify the concerns, interests and goals of most importance to community members within each of our targeted neighborhoods.

ii. **Communicating Progress** – On-going Brownfield Advisory Committee meetings are open to the public and include quarterly progress reports and opportunities for members and community stakeholders to ask questions, share information, negotiate priorities, make decisions and learn from one another. PTRC also actively maintains a *Regional Brownfields Website* providing public access to Coalition progress reports; community assessment and redevelopment priorities; and a wide range of geographic information and maps. On behalf of our Coalition members, PTRC will continue to maintain our website, provide public outreach events and presentations, issue press releases and provide TV and newspaper interviews to share our progress and gather input from community members. Fostering two-way communication is a high priority as we continue working in target communities to keep stakeholders informed and to maintain neighborhood readiness and support in preparation for identifying future catalyst projects. We will continue to use *Winston-Salem State University (WSSU)* faculty and students and *Neighbors for Better Neighborhoods* staff, to provide Spanish interpreters for key events. Relationships with local Hispanic pastors will be expanded, to effectively engage our Hispanic neighbors, meeting on *their turf*, in meetings hosted by *their* trusted community leaders.

3b. **Partnerships with Government Agencies**

i. **Local/State/Tribal Environmental Authority** (see **Attachment B – State Letter**)

- **North Carolina NCDEQ Brownfields Program** – Provides community outreach support and regulatory oversight and will continue working closely with PTRC staff and prospective developers to define assessment needs and establish brownfield agreements.

ii. **Other Governmental Partnerships** (see **Attachment E – Government Letter**)

- **Piedmont Authority for Regional Transportation (PART)** – PART serves as PTRC's sister regional planning agency, with contacts in each of our Coalition communities, and a high degree of familiarity with assessment and redevelopment opportunities. During our region's HUD-funded Sustainable Communities Initiative, PART co-hosted community design workshops with PTRC in targeted neighborhoods in Mayodan, Thomasville and Winston-Salem, helping community members to identify and design potential uses for brownfield catalyst sites. PART is committed to continue supporting the Coalition's on-going community

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outreach events and to actively participating in efforts to identify top-priority brownfield sites and prospective developers.

3c. **Partnerships with Community Organizations**

i. **Community Organization Descriptions & Roles**

- Neighbors for Better Neighborhoods (NBN), a non-profit organization dedicated to building the capacity of grassroots leaders and increasing the effectiveness of citizens and cities working together. NBN's mission is to connect people, strengthen voices, and leverage resources within communities, to create safe, just and self-determined neighborhoods. NBN will support neighborhood groups and facilitate resident-led problem solving, providing technical assistance and organizing support, and learning and leadership opportunities. NBN's bi-lingual community organizers will continue to meet with community members in targeted neighborhoods, providing opportunities for residents to connect, learn and apply their development ideas to key catalyst sites in their community.
- Dan River Basin Association (DRBA), a non-profit environmental advocacy organization dedicated to preserving and promoting the natural and cultural resources of the Dan River Basin through stewardship, recreation and education. DRBA will continue to work closely with Coalition members to develop catalyst sites as a riparian park and greenway trail. DRBA will also provide technical water quality stream monitoring data and review and comment on potential water quality impacts of proposed site clean-up and restoration plans.
- Piedmont Land Conservancy (PLC), a non-profit land trust dedicated to permanently protecting important lands to help conserve the rivers and streams, natural and scenic areas, wildlife habitat, and farmland that make our region a healthy and vibrant place to live, work, and visit for present and future generations. PLC works with conservation partners including federal, state and local governments, other non-profits, local foundations and citizen groups to facilitate &/or provide funding for projects, or accept properties for permanent conservation. PLC will continue to help identify potential land preservation opportunities on catalyst sites, and facilitate collaborative public/private stewardship strategies in concert with proposed site clean-up and restoration plans.
- S.G. Atkins Community Development Corporation (Atkins CDC), a non-profit corporation fostering community-based leadership focused on neighborhood revitalization. Atkins CDC will continue to lead implementation efforts of the City-funded Waughtown/MLK Neighborhood Plan, by coordinating redevelopment planning of major catalyst sites within our targeted neighborhoods; helping to assess future reuse potential of parcels; and recommending revitalizations strategies. Atkins CDC will also continue to support on-going community outreach efforts by providing meeting space and refreshments at its Conference and Banquet Center. Atkins CDC will also continue to work with our neighborhood partners to nurture successful businesses and safe, affordable housing opportunities through its on-going renovation and infill housing projects in our targeted neighborhoods.
- Winston-Salem State University (WSSU). An Historically Black College or University (HBCU) institute of higher education with faculty and staff committed to assist our Coalition's community planning and outreach efforts by facilitating community meetings and providing Spanish interpreters for events designed to engage all members of our targeted neighborhoods.
- Thomasville Area Chamber of Commerce. A non-profit dedicated to strengthening job and business opportunities and the quality of life for residents in the community, and committed to help Coalition members identify and prioritize brownfield catalyst sites and assist with and host public engagement campaigns and community involvement & education events.

ii. **Letters of Commitment** – (see **Attachment G – Community Organization Letters**)

PTRC Narrative

3d. Partnerships with Workforce Development Programs – PTRC manages the *Piedmont Triad Regional Workforce Development Program* to serve the varied needs of job seekers, workforce professionals and employers in our region. PTRC is also the designated administrator of our region's DOE-funded *Weatherization Program*, serving the energy efficiency needs of low- and moderate-income households in our Coalition communities. PTRC Workforce and Weatherization Programs will continue to build strong working relationships with local community colleges and technical training programs and major employers in our region. PTRC will use its wide network of trainers and employers to actively recruit, train and place unemployed individuals for a range of environmental careers, based on local training and hiring needs. Our Programs will help build a skilled workforce in communities where EPA brownfield assessment and clean-up activities are taking place, and will continue to offer opportunities for unemployed residents impacted by brownfields and economic disinvestment to gain the skills and certifications needed to participate in local clean-up and re-development work in their own communities.

4. PROJECT BENEFITS

4a. Welfare, Environmental and Public Health Benefits – As outlined in Section 1.b. above, the cumulative impacts of large-scale blighted industrial properties in our target areas have lead to steady declines in access to quality affordable housing, convenient medical services and retail stores, safe and healthy public parks and trails, and libraries and community centers. Also, our region's public water supplies are above ground, making water quality a critical issue. To foster sustainable development outcomes through our efforts, 4 of our 5 catalyst sites are located along impaired stream segments allowing us to simultaneously address potential brownfield contamination risks, improve water quality, restore urban wildlife habitat and create safe and healthy public open spaces, parks and greenways. Assessment and clean-up planning on our catalyst sites will provide the following specific welfare, environmental and public health benefits.

- **Thomasville Furniture Plant B in Thomasville:** Demolition and removal of this dangerous mill building and redevelopment of the site will improve neighborhood safety and provide stream restoration, storm water management and water quality improvements along Hamby Creek. In addition it will establish a much-needed neighborhood park and greenway connecting this low-income neighborhood to other community resources.
- **Chatham Mill in Winston-Salem:** Redevelopment of this large industrial site will provide workforce housing, retail businesses and jobs, green space and substantial public streetscape, transit and pedestrian improvements to one of the poorest neighborhoods in Winston-Salem. In concert with these efforts, the City is planning flood mitigation, water quality, stream restoration and greenway improvements along Peters Creek.
- **The former TxMo Railroad site in Winston-Salem:** Renovation of this existing structure will provide neighborhood retail businesses and jobs, community uses, public green space, and storm water management and water quality improvements along Peter's Creek.
- **Nissen Plant in Winston-Salem:** The City and its community partners recently completed a redevelopment master plan for the site and the renovation of one of the site's buildings for a much-needed neighborhood police sub-station. Redevelopment of the remaining buildings will meet a variety of community-identified needs, including a proposed branch library and youth center; a makers' space, affordable housing and studio space for neighborhood residents, entrepreneurs and artists, and a community health center and public square.
- **Washington Mill in Mayodan:** Redevelopment of this site will provide a public park and riparian greenway trail and storm water management and water quality improvements along the Mayo River. The project will also provide tourism development opportunities by helping connect the popular, nearby Mayo River State Park to Mayodan's struggling downtown.

PTRC Narrative

4b. Economic and Community Benefits – Our catalyst sites and targeted communities are selected to address the disproportionate impact of brownfield sites on our lowest-income minority communities. The removal and redevelopment of blighted property, and the creation of open space will serve as a catalyst to promote investment that will ultimately result in the economic revitalization and creation of business and employment opportunities in our target communities. Our efforts focus on making strategic investments to mitigate environmental risks and remove social and economic barriers, to improve the community and economic health and wellbeing of everyone. As we assess, clean up and redevelop each of our catalyst sites, we are creating safer, healthier communities while providing significant economic benefits, including an estimated 50 new local jobs and an estimated increase of \$50,000 in local property tax revenue. Our efforts will also help protect water quality through the establishment of *green infrastructure*. As we work to redevelop brownfield sites in underserved communities, we will reduce development pressure on suburban green fields and rural farming areas - strongly supporting our Region's goals to diversify our local economy by creating unique, place-based natural and cultural tourism destinations.

5. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

5a. Audit Findings – There are no past instances of any adverse audit findings from an OMB Circular A-133 audit, nor has PTRC ever been required to comply with any special “high risk” terms and conditions under agency regulations implementing OMB Circular A-102.

5b. Programmatic Capability – PTRC has extensive brownfield assessment experience and expertise. Jesse Day, Regional Planning Director, will serve as project manager, and Elizabeth Jernigan, PTRC Assistant Planning Director, will serve as assistant project manager, having successfully co-managed PTRC's most recent EPA grants. While managing its 2009 and 2014 Assessment Grants, PTRC successfully illustrated its ability to select and manage outside consultants with specific expertise conducting brownfield site assessments and cleanup planning. Mr. Day and his staff successfully manage numerous other programs addressing complex environmental, economic and social sustainability challenges faced by our local government members. We will continue to work closely with Coalition members to ensure meaningful engagement of community stakeholders, expanding our network of relationships with state and local brownfields professionals; and using environmental consultants, chosen through an RFP process in accordance with Federal procurement policies, to perform Phase I and II ESAs, Clean-up Planning, and other assistance as necessary.

5c. Measuring Environmental Results: Anticipated Outputs/Outcomes – Our Coalition's strategy for tracking and measuring progress includes the following key elements: 1) Evaluate achievement of output and outcome milestones established in the grant application and work plan (see table below); 2) Generate quarterly documentation of project outcomes and outputs in both narrative and spreadsheet form; and 3) Share quarterly progress evaluations and documentation with EPA, Coalition partners and government & community-based stakeholders.

Anticipated Coalition Outputs and Outcomes		
Work Task	Outputs	Outcomes
Community Outreach and Education	<ul style="list-style-type: none"> • 10 Community Outreach Events • 10 Quarterly Brownfield Advisory Committee Meetings • 10 Quarterly Progress Reports • 3 Annual Press Releases • 3 Annual Newspaper/TV Interviews 	<ul style="list-style-type: none"> • Community ownership & support of BF redevelopment process & goals • Identification & priority consensus on future BF catalyst sites • Establishment of public/private redevelopment partnerships
Site ID, Assessment and	<ul style="list-style-type: none"> • 12 Phase I ESAs 	<ul style="list-style-type: none"> • Hazardous/Petroleum sites readied for cleanup & redevelopment

PTRC Narrative

Cleanup Planning	<ul style="list-style-type: none"> • 8 SSQAPPs & Phase II ESAs • 5 Phase III Corrective Action Plans 	<ul style="list-style-type: none"> • Underutilized/contaminated buildings ready for cleanup & reuse
Site Redevelopment	<ul style="list-style-type: none"> • 15 meetings with commercial real estate brokers &/or BF developers • 15 meetings with BF landowners • 8 sites accepted in NC BF Program • 10 new businesses &/or public uses • 50 new local jobs • \$50,000 in new local tax revenue • 40+ acres of new public green space 	<ul style="list-style-type: none"> • Cleaner & healthier communities • Storm water management & water quality improvements • Increased local tax revenue • Additional public green space • New businesses & jobs created • New community uses • Increased pride & quality of life

5d. **Past Performance and Accomplishments**

i. **Currently or Have Ever Received an EPA Brownfields Grant**

(1) **Accomplishments** – PTRC successfully used all \$200,000 of its first grant (BF-96460406) and all \$600,000 of its most recent Grant (BF-00D12113) to conduct 24 Phase I and 8 Phase II ESAs identifying a wide range of soil and ground water contaminants in Coalition communities in our region. Six of these sites have successfully negotiated agreements with the NC Brownfields Program. The Lexington Home Brands Plant has been redeveloped as a brewery and public park and amphitheater. Our Coalition's recent assessment efforts on Plant L, funded by our 2014 Assessment Grant, have enabled the clean-up and renovation of the historic mill into 70 much-needed, affordable workforce housing rental units located less than a block from downtown shopping and transit services. The former Spencer's Mill was recently purchased for redevelopment as an inn and conference center, workforce and senior housing, and an entertainment venue in downtown Mount Airy. These exceptional accomplishments are a direct result of the Coalition's first two grants. However, dozens of other sites remain on our second tier waiting list for much-needed assessment work, and hundreds more remain to be assessed, cleaned up and redeveloped in blighted communities throughout our region. Our Coalition's proposed assessment and clean-up planning activities will set a clear precedent and make a significant impact in our targeted communities and strongly support our long-term goals of creating more sustainable communities and equitable opportunities for everyone in our region.

(2) **Compliance with Grant Requirements** – PTRC closed out a \$200,000 EPA Hazardous Substance Assessment Grant (BF-96460406) in 2009 on behalf of its local government members. PTRC continued to build its regional brownfields program under a FY2014 EPA-funded Brownfield Assessment Coalition Grant (BF-00D12113). For both grants, PTRC successfully expended all funds and fully complied with all aspects of its project work plans, schedules, and cooperative agreement terms & conditions. All quarterly and annual reports and all financial status reports have affirmed adequate progress towards achieving and exceeding the expected results under both grants, and all reports and grant deliverables have been submitted and approved in a timely manner and all required information concerning project outputs and outcomes has been entered into the EPA on-line ACRES database. Additional EPA assessment funding is desperately needed to enable our Coalition partners to build on our previous successes and continue making strategic investments in our targeted communities by mitigating environmental and community health risks; reducing barriers; and improving social and economic well-being in communities most severely impacted by brownfields.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** Piedmont Triad Regional Council

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

56-1241166

*** c. Organizational DUNS:**

1441906670000

d. Address:

*** Street1:** 1398 Carrollton Crossing Drive

Street2:

*** City:** Kernersville

County/Parish:

*** State:** NC: North Carolina

Province:

*** Country:** USA: UNITED STATES

*** Zip / Postal Code:** 27284-3896

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Jesse

Middle Name:

*** Last Name:**

Day

Suffix:

Title: Planning Director

Organizational Affiliation:

Piedmont Triad Regional Council

*** Telephone Number:** 336 904-0300

Fax Number:

*** Email:** jday@ptrc.org

Application for Federal Assistance SF-424*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):***** Other (Specify):***** 3. Date Received:**

11/16/2017

4. Applicant Identifier:**5a. Federal Entity Identifier:****5b. Federal Award Identifier:****State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:***** a. Legal Name:**

Piedmont Triad Regional Council

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

56-1241166

*** c. Organizational DUNS:**

1441906670000

d. Address:*** Street1:**

1398 Carrollton Crossing Drive

Street2:*** City:**

Kernersville

County/Parish:*** State:**

NC: North Carolina

Province:*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

27284-3896

e. Organizational Unit:**Department Name:****Division Name:****f. Name and contact information of person to be contacted on matters involving this application:****Prefix:**

Mr.

*** First Name:**

Jesse

Middle Name:*** Last Name:**

Day

Suffix:**Title:**

Planning Director

Organizational Affiliation:

Piedmont Triad Regional Council

*** Telephone Number:**

336 904-0300

Fax Number:*** Email:**

jday@ptrc.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

PTRC 2018 EPA Brownfield Assessment Coalition Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="244,560.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="225,000.00"/>
* e. Other	<input type="text" value="2,000,000.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="3,069,560.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:



Office of the
City Manager

City of Salisbury North Carolina

R04-18-A-062

November 10, 2017

Ms. Barbara Alfano
Brownfield Coordinator
Environmental Protection Agency, Region IV
Atlanta Federal Center
61 Forsyth Street, SW 10th Floor
Atlanta, Georgia 30303-8960

RE: Salisbury, North Carolina
FY2018 Brownfields Assessment Grant Application

Dear Ms. Alfano:

Salisbury, North Carolina, is pleased to submit the enclosed application to the United States Environmental Protection Agency (USEPA) for a community-wide Brownfields Assessment Grant in the amount of \$300,000 (\$200,000 hazardous substance and \$100,000 petroleum). Founded in 1753, the City became known as the "Gateway to the West" due to its location as the westernmost city in the Piedmont region. Factories and mills began to spring up around the city, which grew to over 100 manufacturing plants by 1950. As a result, Salisbury became a prosperous and vibrant city.

Today, Salisbury is a much different place. Over the last 15 years, the largest mills and industries have closed, resulting in the loss of thousands of jobs and the creation of brownfield sites. Salisbury began its brownfields program in 2014 to begin to address these sites, but additional funding is needed to continue the successful momentum that is beginning to build. We will continue to target high-priority sites in and around the downtown core, with a particular focus on the southern end of Main Street, where the catalyst redevelopment of the former Empire Hotel into a mixed-use development is poised to begin. USEPA funds will greatly benefit the community by addressing these sites and further encouraging the revitalization of Salisbury.

- a. APPLICANT IDENTIFICATION: City of Salisbury, North Carolina
PO Box 479
Salisbury, North Carolina 28145-0479
- b. FUNDING REQUESTED:
 - i. Grant Type: Assessment
 - ii. Assessment Grant Type: Community Wide
 - iii. Federal Funds Requested: \$300,000
 - iv. Contamination: Hazardous Substances \$200,000/Petroleum \$100,000

- c. LOCATION: Salisbury, Rowan County, North Carolina
- d. PROPERTY INFORMATION: N/A – community-wide proposal
- e. CONTACTS:
 - i. Project Director:
Janet Gapen
Director of Community Planning
City of Salisbury
P.O. Box 479
Salisbury, NC 28145
Ph. (704) 638-5230
Fax (704) 638-8548
jgape@salisburync.gov
 - ii. Chief Executive:
Lane Bailey
City Manager
City of Salisbury
P.O. Box 479
Salisbury, NC 28145
Ph. (704) 638-5228
Fax (704) 638-8519
lbail@salisburync.gov
- f. POPULATION:
 - i. 33,653
 - ii. Salisbury is a municipal form of government.
 - iii. Salisbury is located in Rowan County, North Carolina, which has not experienced persistent poverty over the past 30 years.
- g. REGIONAL PRIORITIES CHECKLIST: Attached.
- h. LETTER FROM THE STATE ENVIRONMENTAL AUTHORITY: Attached.

Please find all of the information required for the FY2018 Brownfields application on the following pages. We look forward to working with the USEPA on this project. Thank you for your time and consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,



W. Lane Bailey
City Manager

Regional Priorities Form/Other Factors Checklist

Name of Applicant: Salisbury, North Carolina

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Assistance to Communities That Have Limited In-House Capacity to Manage Brownfields Projects

Page Number(s): N/A

Assessment Other Factors Checklist

Please identify with an (X) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors Apply</i>	
Community Population is 10,000 or less	
The jurisdiction is located within, or includes, a county experiencing 'persistent poverty' where 20% of more of its population have lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	10
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



Waste Management
ENVIRONMENTAL QUALITY

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

November 2, 2017

Ms. Janet Gapen
Community Planning Services
City of Salisbury
217 S. Main St.
Salisbury, NC 28144

Re: U.S. EPA Brownfields Assessment Grant – City of Salisbury

Dear Ms. Gapen:

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the City of Salisbury's application for a U.S. EPA Brownfields Assessment Grant. The City of Salisbury intends to apply for a community-wide assessment grant for use on hazardous substances and petroleum-impacted properties. The City of Salisbury has successfully implemented an assessment grant, including working toward a NC Brownfields Agreement at the Kesler Mill property, and will continue to build their program with additional funding.

We hope the City of Salisbury is successfully awarded this grant, and we will continue to support you in your brownfields redevelopment efforts. The City of Salisbury has demonstrated the vision and leadership to effectively implement an assessment grant. These funds will allow the economic development momentum to continue.

The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project(s). This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local prospective developers regarding brownfields redevelopment and the liability relief and tax incentives available. The liability relief and tax incentives offered by a brownfields agreement can often facilitate deals that would not have been possible without an agreement.

We look forward to working with you regardless of a grant award or not. We truly believe successful brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

cc: Cindy Nolan, U.S. EPA Region 4
Brian Kvam, Cardno

1. **COMMUNITY NEED**

a. **Target Area and Brownfields**

i. **Community and Target Area Descriptions:** Salisbury, North Carolina has a long, rich history that pre-dates Colonial America and spans the American Civil War, the Industrial Revolution, and the Modern Era. The city was founded in 1755 as the county seat of Rowan County and became known as the “Gateway to the West” due to its location as the westernmost city in the Piedmont region of the state. Andrew Jackson studied law in Salisbury prior to becoming the 12th president of the United States. In the early to mid-19th Century, factories and mills began to spring up around the city, which grew to over 100 manufacturing plants by 1950. Like many towns in North Carolina, Salisbury gradually became mill-centered, triggering housing and other businesses to develop around the neighboring mills. At the same time, Salisbury transformed into a rail center, becoming a major rail hub between Atlanta and Washington D.C. This boom of commerce and industry drove Salisbury’s establishment as the major economic center for western North Carolina at the turn of the 20th Century. Notable companies, such as grocery chain Food Lion, Stanback Headache Powders, Power Curbers, and Cheerwine soda, were founded in Salisbury. Today, Salisbury is a much different place. The largest of the textile mills closed in 2000, and there has since been a steady decline of large industry and business. According to the Salisbury Post, thousands of job losses have occurred since 2000 with most of them occurring in the last 17 years. For example, in 2003, Pillowtex, the owner of Kesler Mill, filed for bankruptcy and closed its mills nationwide. Overall, North Carolina lost 4,790 jobs, while Rowan County and neighboring Cabarrus County accounted for 3,984 of those lost jobs.¹ Plant closings have left their mark on the city in terms of scattered brownfield sites and a drop in employment in the City’s core. This, along with the growth of suburban shopping areas and the construction of a mall outside the downtown, crippled our downtown main street businesses. Many stores and restaurants were forced to close, and our downtown deteriorated. Over the past three years, however, we have begun to see a resurgence in downtown activity. The north end of Main Street has seen several new businesses and restaurants open and thrive. The southern end, however, still lags behind. Anchored on one end by the empty, former Empire Hotel, South Main Street has several brownfield properties in need of assistance to encourage their redevelopment. Therefore, our target area for this community-wide assessment project will be the historic downtown core of Salisbury with a particular focus on the downtown, South Main Street and the Chestnut Hill, Brooklyn-South Square, and Park Avenue neighborhood areas.

ii. **Demographic Information and Indicators of Need:** The following table provides demographic data from the 2015 American Community Survey (ACS) for Census Tract 520 (Target Areas), the City, Rowan County, North Carolina, and the US. The minority population in the City is nearly triple that of Rowan County. The data shows that the census tract is fairly similar to the City as a whole, but both have significant socio-economic challenges compared to the county, state and US. For example, Census Tract 520 has a median household income that is 41% less than that of Rowan County, 46% less than that of North Carolina, and 53% less than that of the US. Meanwhile, the percentage of the population that are minorities is 56.7% for the census tract and 45.3% for the city, much greater than the county (21.9%) or state (30.5%). In addition, more than thirty percent of the census tract’s and nearly one quarter of Salisbury’s population are living below the poverty threshold, including more than twenty percent of families with children under the age of 18. The significant number of brownfields concentrated in this area raises environmental justice concerns for this poor, minority community.

¹ The Center for Applied Research. “Serving Displaced Workers: Lessons Learned and Recommendations.” https://www.league.org/sites/default/files/private_data/imported/occasional_papers/0908.pdf, Accessed December 2016.

Salisbury, North Carolina Demographic Information

Demographic	Target Areas	City of Salisbury	Rowan County	North Carolina	United States
Social Statistics					
Population	2,268	33,653	138,361	9,845,333	316,515,021
Percent Minority (Alone)	56.7	45.3	21.9	30.5	26.4
Percent African-American (Alone)	49.1	37.8	16.1	21.5	12.6
Percent Hispanic (Alone)	6.3	9.0	8.0	8.8	17.1
Percent Children (5 -under)	7.5	6.1	5.8	6.2	6.3
Percent Elderly (65-over)	15.4	17.4	15.8	14.2	14.1
Percent Women of Child Bearing Age	27.8	37.5	36.6	39.0	39.5
High School Graduate or Higher	83.6	82.4	83.5	85.8	88.8
Bachelor Degree	14.1	22.8	18.8	28.4	33.1
Economic Statistics					
Individuals Below Poverty Level	32.1	23.3	18.1	17.4	15.5
Families with Children Below Poverty (under age 18)	20.0	29.1	19.4	20.5	18.0
Per Capita Income	\$16,897	\$21,120	\$21,706	\$25,920	\$28,930
Median Household Income	\$25,197	\$36,701	\$43,069	\$46,868	\$53,889
Unemployment Rate	14.2	14.0	11.5	9.4	8.3
Median Home Value	\$97,800	\$121,600	\$128,300	\$154,900	\$178,600
Percent Vacant Homes	18.2	15.1	14.2	14.5	12.3
Percent Rental	62.2	50.7	32.6	34.9	36.1

Source: American Community Survey 2015 Five-year Estimate Data Set – www.census.gov, accessed August 2017

iii. Description of the Brownfields: Over 27 brownfield sites have been identified within the city, with the majority of them strung along the main conduits within downtown Salisbury. Among these were three former dry cleaners, four former industrial sites, two former car dealerships, one automotive repair shop, one historic hotel, one old school, six gas stations, one battery dump site, and several vacant or abandoned buildings and warehouses with varying potential environmental issues. Through meetings and discussions of issues relating to our brownfields, our community members brought 18 specific sites to the attention of the city that they would prefer to be addressed first. In 2014, the City received an EPA Brownfields Assessment grant that allowed us to begin addressing seven of these high-priority sites. Four are now being actively redeveloped, and one is in the preliminary stages of redevelopment. Two of the larger sites are located in the project target area, but need further assessment. Eight of the other identified properties are also located in the target area for this project. The brownfield program has proven to be an effective tool to encourage the redevelopment, and additional funding is needed to address the remaining high priority sites including, but not limited to, the following six high priority sites in the target area.

The former **Kesler Mill** was a textile mill that operated from 1895 up until about 2003. It is located in the Park Avenue neighborhood and encompasses about 12 acres of land surrounded by former mill housing. Several buildings existed on the property that were all demolished and all that remains are large piles of rubble scattered throughout the property. The buildings included the large mill house, several warehouses, a machine shop, and a waste house. A survey confirmed the presence of asbestos-containing materials in the debris piles. The site has become a huge eyesore to the community, a significant health hazard, and an attractive site for criminal activity. Approximately twenty houses share a fence line with the mill site with a direct view of the rubble and debris just a few feet behind their properties. Nearby tenants complain about stray dogs, rats, and snakes that have made these rubble piles their homes. One resident complained about being attacked by a rabid raccoon that had come out of the debris pile. In addition to these health hazards, there are many environmental problems associated with the property. An incident

previously occurred where a fuel tank on-site ruptured with the contents entering groundwater and the nearby creek. A Phase II Environmental Site Assessment (ESA) confirmed the presence of petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), and the heavy metals arsenic, cobalt, thallium, and manganese above regulatory standards. Further assessment is needed to delineate the areas and develop a cleanup plan for the site.

The former historic **Empire Hotel** is a 3-story brick and stone building located on South Main Street in downtown Salisbury, only one block from the nearest single-family residence in the Chestnut Hill Neighborhood. The hotel sits on approximately 1.4 acres and encompasses most of the property. The hotel was built in 1855 and is on the National Registry of Historic Places. The site has fallen into major disrepair. A Phase II ESA was completed under the previous grant. Now, the owner is working with a developer to transform the historic structure into a mixed-use development; however, in order to ensure the project is financially viable, assistance is needed to fully characterize the asbestos and lead-based paint issues in the structure and complete any other assessment or cleanup planning requirements in the potential pursuit of a North Carolina Brownfields Agreement.

The **Star Laundry** is located directly across the street from the Empire Hotel and also only one block away from residential homes. The 20,000 square foot, historic brick building housed a dry-cleaning operation for decades. With the development of the Empire Hotel in the works, significant developer interest is expected in this building. Of course, concerns about chlorinated solvents in soils and groundwater beneath the building will hamper any proposed redevelopment.

The **City Consignment** property is a former car dealership with a large service bay and a building for car body work and painting. The property is located in the middle of the block and stretches the entire depth of the block. The buildings sit on approximately 1.8 acres with **two former gas stations** flanking either side of the main building facing South Main Street. Environmental assessments have not been completed on the building, but concerns exist related to potential releases from the chemicals used in past automotive repair operations (petroleum constituents, solvents), paints (VOCs, SVOCS, metals), the hydraulic lifts present in the service bays (petroleum constituents), PCBs, a potential underground storage tank (petroleum constituents), and asbestos-containing materials in the boiler room. Particularly concerning is the close proximity of the seven single-family, residential homes that share at least one property boundary with the site and the former gas stations.

The City Consignment block is typical of South Main Street, where the residential properties in the neighborhood (Brooklyn South Square Neighborhood, Census Tract 520) are often located no more than one block off either side of Main Street. For this project, we will focus on these properties and others on the downtown stretch of South Main Street, such as the former Belk Department store building which is underutilized and in need of major rehabilitation, at least four vacant or underutilized gas stations, a former drycleaners, and several vacant or underutilized commercial, light industrial, and warehouse-type buildings.

b. Welfare, Environmental, and Public Health Impacts

i. **Welfare Impacts:** The high poverty rate (23.7%) of individuals coupled with low levels of educational attainment (22.8% college graduate) indicate Salisbury is struggling in the wake of the decline of the textile and manufacturing industries. According to the 2015 ACS, 29.1% of families with children under 18 live below the poverty threshold. The Rowan-Salisbury Public School district reported that in 2011-2012, 62.6% of students were eligible for free and reduced lunches. This number increased 24.3% in the five year timespan from 2007-2012 (most current

available data).²

Vacant housing units accounted for 9% of the housing stock in 2000, but then increased in number over the decade to 14.1% of housing stock in 2010. In the target area, 50% of homes are rental units, which tend to be less well-maintained as the occupants are not invested in the property. The existence and condition of the brownfields depress the property values and dampen the spirits of nearby residents, who have little to no incentive to maintain or upkeep their homes if the neighboring property contains piles of debris or is a deteriorating auto repair garage. Funding via a Community Development Block Grant (CDBG) is being utilized to implement a neglected housing initiative to help address housing and blight, but this addresses only part of the problematic puzzle. Funding is also needed to address the brownfields in many of these homes' backyards.

High crime rates, which have been attributed to poverty, also plague Salisbury. Neighborhoodscout.com assigned Salisbury a ranking of 5 out of 100, meaning Salisbury is safer than only 5% of cities across the nation. The City is experiencing 81 crimes per square mile, which is significantly higher than Rowan County's rate of 27 crimes per square mile, and the US median of 32 crimes per square mile. Vacant and derelict brownfield properties are a haven for drug users, vandals, and other criminal elements. In community outreach meetings, residents have complained about people cutting through their yards to duck into these brownfields like the Kesler Mill site as sanctuaries to avoid capture from pursuing police officers.

A 2015 Rowan County Community Health Assessment stated two of the major factors hampering economic development is the lack of a skilled work force and inadequate quality of the local school system. A 2014 article published by the Salisbury Post highlighted the link between poverty and educational attainment: "Children of poverty have fewer experiences and less vocabulary...Because of the working hours of people of poverty, their children are exposed primarily to business language. Children of means, however, are exposed to more conversational language...Poverty...has financial, emotional, mental, spiritual and physical implications. Children of poverty are less likely to have strong support systems, relationships or role models. They are also more likely to be disorganized, act out and only partially complete assignments...Other symptoms of poverty, such as hunger, abuse or neglect, lead to consequences that distract children from the learning process."³

The target community has become stuck in a vicious cycle – as employers closed and jobs were lost, those with marketable skills and education left. The remaining population sunk into poverty, while the brownfields (former industrial sites and closed neighborhood businesses) became blighted and crime increased. The neighborhood became no longer attractive to new residents, so the housing stock further deteriorated and the schools performances degraded – making the neighborhood even less attractive to new residents and businesses. Thus, the poverty, blight, housing, crime, and educational attainment further worsened. In order to break the cycle, investment is needed in the neighborhood to address the blighted brownfields and attract living wage jobs, which will in turn improve education and provide a more skilled and educated workforce.

ii. Cumulative Environmental Issues: Contaminated runoff from the brownfield sites has a high probability of making its way into streams and eventually water supplies downstream. South Main Street drains into Town Creek, which flows into the Yadkin River that serves as the drinking

² National Center for Education Statistics in the United States. <http://www.elementaryschools.org>. Accessed September 2017.

³ Staff Report. "Rowan-Salisbury School System Tackles Literary Challenge." Salisbury Post [Salisbury] October 2014

water supply for 734,000 people. The former Kesler Mill site is within a 1,000 feet of Town creek. High Rock Lake, the first of the Yadkin chain lakes, is the most threatened section of the river and has been classified a 303(d) impaired resource water, complete with fish advisories in place against consumption due to toxic mercury levels. In order to protect this valuable resource, efforts must be made to reduce both point and non-point source pollution.

Located only two blocks off and parallel to Main Street, the railroad brought industry and growth to Salisbury along with environmental issues. Exhaust (first coal now diesel) from locomotives expose residents to potentially dozens of contaminants, including carcinogens, smog-forming compounds, and fine particulate matter. Exposure to fine particles is known to cause asthma attacks, heart attacks, lung cancer, strokes and even premature death. The target community also is impacted by the noise and vibrations from the busy rail line. Plus, many fear an explosive derailment of the long trains transporting oil passing through the City, as seen over recent years in other communities.

In addition to the noted former industries, manufacturing facilities, and the railway, EPA's EnviroFact mapping tool indicates the presence of twenty-one facilities listed with air emissions permits, fifty-four facilities listed as small quantity RCRA generators, and ten facilities being tracked by the Toxic Releases Inventory. As the demographic table demonstrates, a disproportionate concentration of the minority and poor population of Rowan County resides in Salisbury and live in close proximity to the brownfield sites, such as the Kesler Mill, Empire Hotel, and City Consignment properties, as well as the railroad. The disparity of the overburdening of this population is evident, making a strong case for environmental justice concerns.

iii. Cumulative Public Health Impacts: Dignity Health (<http://cni.chw-interactive.org/index.asp>) determined the severity of barriers to healthcare access in a given community by assigning a Community Needs Index (CNI) to local municipalities within the County. The CNI gathers data about that community's socio-economy such as what percentage of the population is elderly and living in poverty, what percentage is uninsured, what percentage is unemployed, etc. Using this data, a score is assigned to each barrier condition. The scores are then aggregated and averaged for a final CNI score. A score of 1.0 indicates a zip code with the lowest socio-economic barriers, while a score of 5.0 represents a zip code with the most socio-economic barriers. Salisbury received a CNI score of 4.2 and is considered a high need community.

According to data culled from the most recent available data 2016 County Health Rankings report (data is unavailable at the City level), Rowan County ranked very poorly overall at 74th of all 100 counties in North Carolina. The county has elevated rates of multiple measures for health conditions when compared to the state including: heart disease (11% greater than the state), diabetes (12% higher than the state), kidney disease (10% higher than the state), obesity (18% higher than the state), stroke (18% higher than the state), **respiratory disease (22% higher than the state)**, infant death rate (5.9% higher than state), respiratory cancer (17% higher than the state), and **total cancer rate (506.4 Rowan County vs. 182.2 North Carolina)**. In a survey performed by the Blue Ridge Environmental Defense League (BREDL), Salisbury residents were found to have almost twice the incidence of cancer compared to Rowan County incident rates – an amount deemed statistically significant.

All of these sites pose current health risks to the surrounding population. Asbestos is being exposed to the open environment from the debris piles on the former Kesler Mill property and potentially from the former Empire Hotel due to poor roof conditions and broken windows. **Asbestos** is known to cause **respiratory diseases**, such as asbestosis, lung cancer and mesothelioma. **Chlorinated solvents** potentially used in drycleaners, such as the Star Laundry, are known to cause **brain cancers** and neurological disorders. **Benzene** found in soils and groundwater at the Kesler Mill and potentially at City Consignment and the former gas stations

is also a **known carcinogen**. The target area has an elevated percentage children under five, a population that is sensitive particularly to contaminants (such as lead from former gas stations or auto repair) that may affect development or other issues, such as low birth weight (9.6% in Rowan County). This evidence suggests a correlation between the health of the population of these neighborhoods and the presence of these contaminants.

c. Financial Need

i. Economic Conditions: The City of Salisbury has a strong financial need for support in addressing brownfield sites throughout the City. Due to continued budget shortfalls in the past several years and an eroding economic base, the City does not possess the funding sources needed without the grant to address the environmental issues required to redevelop brownfield sites. While city revenues have risen in the last five years, increased costs have caused budget shortfalls in each of these years. Workers compensation and health insurance increased significantly by \$810,000. Further, the City lost the privilege license tax for the current year, which accounted for \$320,000 in loss revenues. The City Manager was forced to propose a 3.76 cent increase in property taxes to “right-size” the Police Department budget, but despite the increase the budget still had a \$2,196,420 deficit relative to revenues.⁴ The steady hemorrhaging of jobs has also contributed to these budget shortfalls which have created the inability to address the large number of brownfields with funding from tax revenue. Since 2009, industries that include PGT, Maxon Furniture, Coca Cola, WA Brown & Sons, Performance Fibers, and American Efird have all closed their doors in Salisbury. These companies account for nearly 1,000 job losses alone. In May 2016, the China Grove Yarn Plant closed, taking with it an additional 123 jobs. Most recently, the DuraFiber Technologies plant closed in September, eliminating another 373 jobs in Salisbury. With low per capita and median household incomes, high unemployment, and higher poverty rates (see demographic table), the community cannot be burdened with even higher taxes to fund a brownfields program. The City is leverage other grant programs, such as CDBG, to make improvements in the targeted community, but these funds are limited to blight removal and focused on housing improvements. The 2014 Brownfields Assessment grant was a successful funding solution, but the funds were quickly expended on the seven highest priority sites. Additional funding is needed to build upon these successes and continue the momentum of redevelopment we are now beginning to see in the community.

ii. Economic Effects of Brownfields: The community has not recovered from the closing of the textile mills mentioned above between 1999 and 2003 that accounted for nearly 800 jobs lost in Salisbury. This has driven the unemployment rate in the target community to 14.0 percent (ACS 2015 data). The job losses have resulted in a distressed community, the impacts of which include blight, property vacancies, lower property values, and higher crime. Our significant renter population (50.7%) and vacant housing rate (15.1%) also make stabilizing the area particularly challenging, as transiency contributes to the wear and tear of a dwelling unit and property owners can be slow to make repairs, thus adding to the area’s overall deteriorating conditions. These derelict conditions also negatively impact the owner-occupied households who have little incentive to maintain their own properties when the property next-door is run-down, abandoned, burned-out, or has potential contamination. The City is doing what it can with limited resources to improve the safety and appearance of these abandoned, vacant properties. At Kesler Mill, the City has cut grass and repaired the fence (which seems to quickly get breached again). The City has placed liens against the property of \$2,600 for the maintenance in 2014 and 2015, but we realize we are unlikely to recover those funds anytime soon. After asbestos was confirmed in the debris piles in 2016, we decided to no longer cut the grass due to the risk of exposure to city employees. As the demographic data illustrates, home values have suffered as a

⁴ City of Salisbury 2017-2018 Budget. <http://salisburync.gov/Government/Financial-and-Business-Services/Budget>

result, and the census data may actually be overstating the values. According to data from Zillow.com, properties in four of several property transfers over the past year have sold for below their assessed values, ranging from a 14% to a 82% discount. For example, one property assessed for \$462,783 sold for only \$85,000. Not surprisingly, this property is also immediately behind the former City Consignment property. A study found that for each 1 percent nearer to a brownfield a residential property stood, the value of the house depreciated nearly 0.1 percent (one tenth of one percent). Conversely, a 1 percent increase in distance from the closest brownfield corresponded to a nearly 0.1 percent (one tenth of one percent) increase in market value.⁵ As industries have closed in Salisbury and our brownfields have multiplied, the assessed value of real property has decreased by 4.9% since 2011.⁶

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Redevelopment Strategy, and Timing and Implementation

i. Project Description and Alignment with Revitalization Plans: We are actively partnering with our community to make investments and offer incentives specific to the revitalization of the target area. These include incentives and grants for housing improvements, business development purposes, historic preservation, exterior renovations, and site improvements such as parking, decorative lighting, landscaping, etc. (additional details are included in section 2.c.). The brownfields project complement and leverage these investments by addressing the brownfield sites hindering the revitalization efforts. The requested funds will be used to assess and develop cleanup plans and redevelopment strategies for brownfield sites (as described in section 2.b). Funds will also be used to continue to engage the public throughout the process. With the current investments and the requested funding, we will continue to partner with the community to revitalize the target area to create a renewed South Main Street commercial corridor with upper floor residential living surrounded by vibrant urban neighborhoods within walking distance, while still maintaining the historic character of the area. For example, the Empire Hotel redevelopment promises to be a catalyst for the transformation of the South Main Street corridor. The planned renovation and mixed-use redevelopment of the historic, former hotel will bring people, jobs, and retail opportunities to the target area. This will spur redevelopment by encouraging other businesses to locate in the area and on other brownfield sites nearby. The project will incorporate sustainable development practices by encouraging the reuse of brownfields for new jobs, commercial opportunities, and services for the target area; equitable development practices by leveraging City and HUD funds to ensure a mix of housing types across a range of incomes in the target area; and environmental justice practices by providing equal access to all members of the target area in the decision-making process through the brownfields advisory committee and in redevelopment and visioning sessions. However, the sites identified in section 1.a.iii have pressing environmental issues that need to be addressed to benefit the community and further encourage redevelopment interest.

ii. Redevelopment Strategy:

The Empire Hotel is located on South Main Street in downtown Salisbury and has had numerous development interest in the past; however, prospects of redevelopment of this historic hotel fell through due to unresolved questions and costs associated with environmental assessment and cleanup costs. Since the former hotel is located in both local and National Historic Districts, a redevelopment can be partly financed through Federal and State historical rehabilitation tax credits. A major developer has the building under option with a current interest in the property

⁵ Mihaescu, Oana, Vom Hofe, Ranier (2013) Using Spatial Regression to Estimate Property Tax Discounts from Proximity to Brownfields: A Tool for Local Policy-making. The Journal of Environmental Assessment Policy Management, 15(1)

⁶ City of Salisbury 2016-2017 Budget.

<http://www.salisburync.gov/Departments/FinancialServices/finance/Budget/Budget%20FY2017.pdf>

as mixed-use residential development. The proposal will include first floor retail components with residential units on the second and third floors. EPA funding from the assessment grant to better quantify cleanup costs would certainly serve as an incentive for the developer to continue moving forward with this project. The Star Laundry building's redevelopment would also complement the Empire Hotel's. Ideally situated across the street, the building has potential as a restaurant, retail, offices, or artist studios.

The City is considering an offer of donation of the Kesler Mill property to facilitate the site cleanup and promote its redevelopment. We have held two visioning sessions with members of the Park Avenue neighborhood. The community envisions a mixed-used development with a greenway and passive recreational area within the floodplain along the creek running through the property. However, the lingering environmental issues need to be further delineated and costs associated for any remedial action required for residential development defined before the City can move forward.

The City Consignment property has been underutilized as a consignment and second-hand supply store for several years. The current owners, nearing retirement, have asked the City for assistance in potentially marketing the property for redevelopment. Located on South Main Street, just a block and a half from the Empire Hotel, the large property has significant potential for a mixed-use development, particularly when combined with the two adjacent former gas station parcels. Developers have expressed interest, but again the environmental concerns are hindering the sale.

The other brownfield sites also have potential but also issues. For example, the former Belk building could be turned into retail and residential, but the building has potential asbestos-containing materials. Repurposing these abandoned or underutilized parcels and buildings encourages the reuse of existing road, electrical, gas, fiber, water, and sewer infrastructure.

iii. Timing and Implementation: The City of Salisbury will be ready to begin working immediately upon the grant award. Our Project Director, Ms. Janet Gapen, will be responsible for overseeing and directing city staff and the consultant's work. An environmental consultant will be hired to support project activities and complete the technical aspects of the project. All project tasks will be accomplished in the grant's three year period of performance.

a. **Contractor Procurement:** After grant announcements, the City will release a Request for Qualifications in June to select a consultant to support project activities. The procurement will be conducted in full compliance with state and federal guidelines (2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500). After reviewing and evaluating submittals, the City will negotiate a contract with the top-ranked firm prior to the October 2018 start.

b. **Site Inventory:** The preliminary site selection has already been completed based on recommendations from our community advisory committee. The prioritization criteria used includes 1) the site has redevelopment potential and is eligible for the program; 2) the site landowner is willing to give site access and permission for the assessment; 3) assessing the site will assist in addressing public health, welfare, environmental, and/or land-use concerns, 4) projected redevelopment will create jobs and increase the tax base; 5) the owner or developer can provide financial support/in-kind help for cleanup; and 6) redeveloping the site offers public benefit, such as housing, greenways, parks, addressing storm water, and protecting watersheds. The advisory committee will review the site selection and prioritization again at the kickoff meeting, and at least quarterly thereafter, to ensure the highest priorities at that time are being addressed.

c. **Site Access:** The owners of the Kesler Mill, Empire Hotel, and City Consignment sites have already granted permission to assess their sites. The Project Director, with assistance from our advisory committee, will continue to lead efforts to secure access to additional high-priority sites

as determined by the committee's quarterly meetings and as funding is available. We will continue to take a proactive approach, target sites with redevelopment potential, and focus on sites where the owner is more likely to understand the benefits of participating. We will work cooperatively with property owners and educate them on the program's benefits and the liability and tax incentives offered by the North Carolina Brownfields Program.

b. Task Description and Budget Table

i. Task Description: The City of Salisbury is seeking funding in the amount of \$200,000 for properties with potential hazardous substance contamination and \$100,000 for properties with potential petroleum contamination. Funding will be used for site assessment, cleanup planning, and community outreach. The City will rely on our own internal capacity to manage the program as in-kind, leveraged services. Our Project Manager, Janet Gapen, will lead the project team in the execution of the project tasks and will complete all monthly and annual EPA reporting requirements. A detailed schedule will be developed at the outset to define expectations and ensure the timely completion of all project activities. Monthly, the project team to include the NCDEQ and EPA Project Managers will meet by conference call to review progress (tasks, costs, and schedule) and take corrective actions, as necessary. Ms. Gapen will also ensure ACRES is regularly updated with accomplishments of project activities. Specifically, the following project tasks and task budgets are anticipated. All cost estimates are based on actual expenses from the previous brownfields program.

Task 1 - Site Assessment – Conduct Environmental Site Assessment (ESA) activities at selected sites: 11 ASTM-AAI compliant Phase I's @ \$3,500 each for a total of \$35,000 (6 hazardous substances for \$21,000 and 5 petroleum or \$17,500); 1 Generic Quality Assurance Project Plan (QAPP) @ \$4,000, 6 Site Specific (SS)-QAPPs @ \$3,500 each for a total of \$21,000 (3 hazardous substances for \$10,500 and 3 petroleum for \$10,500); 3 hazardous substances Phase II's @ an average of \$40,000 each for a total of \$120,000 and 3 petroleum Phase II's @ an average of \$17,000 each for a total of \$51,000. Phase II ESA cost will vary due to the complexity of the site and the type of contaminant. Five (5) Asbestos and Lead Based Paint surveys will also be conducted @ \$2,900 each to support existing building demolition or renovation activities on brownfields properties for a total of \$14,500 in hazardous substance funding. Assessment total: \$249,000 (\$168,000 for hazardous substances and \$81,500 for petroleum).

Task 2 - Cleanup Planning – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered remediation/reuse planning. Five (5) Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans @ \$5,500 for a total of \$27,500 (3 hazardous substances for \$16,500 and 2 petroleum for \$11,000).

Task 3 – Community Outreach – Develop/maintain strategic partnerships and create a Community Involvement Plan; disseminate information/comments to/from community & stakeholders and host community meetings. \$6,000 in travel funds is budgeted to supplement travel funds from other sources; attendance at national and regional brownfields-related training conferences/workshops is planned. \$2,500 is budgeted for printing. \$15,000 is budgeted for hosting community-wide meetings, focus groups, charrettes, & visioning sessions – totaling \$22,500. (\$15,500 hazardous substances and \$8,000 petroleum).

ii. Budget Table

Budget	Site Assessments	Cleanup Planning	Community Outreach	Total
Hazardous Substances				
Travel	0	0	\$4,000	\$4,000
Supplies	0	0	\$1,500	\$1,500
Contractual	\$168,000	\$16,500	\$10,000	\$194,500
Total	\$168,000	\$16,500	\$15,500	\$200,000
Petroleum Products				
Travel	0	0	\$2,000	\$2,000
Supplies	0	0	\$1,000	\$1,000
Contractual	\$81,000	\$11,000	\$5,000	\$97,000
Total	\$81,000	\$11,000	\$8,000	\$100,000
Grand Total	\$249,000	\$27,500	\$23,500	\$300,000

c. Ability to Leverage

Salisbury is committed to the revitalization of our City. As such, the City is committed to providing in-kind staff time to manage the project and has established several incentive programs and programmed CDBG funds for use in the target area.

Source of Leveraged Funds	Purpose of Funds	Amount Leveraged	Status
City Budget	In-kind services for project management	\$30,000	Secured
Downtown Revitalization Incentive (DRI) Grant (City)	Offers prospective developers for projects that will rehabilitate vacant or underutilized buildings	\$200,000	Secured
Innes Street Improvement Grant (City)	50/50 matching grant for enhancements to building facades, landscapes, driveways, and parking lots	\$5,000	Secured
Downtown Municipal District Grant (City)	50/50 matching grant for enhancements to building facades, landscapes, driveways, and parking lots	\$5,000	Secured
Black Point Investments, LLC	Acquisition of Empire Hotel Property	\$880,000	Pending
Black Point Investments, LLC	Renovation and redevelopment of the Empire	\$18,000,000	Pending

In addition, our Historic Preservation Incentive Grant Program provides assistance to owners, including low-to-moderate income homeowners, of historic homes for exterior maintenance and stabilization projects. In FY 2017-2018, \$20,000 was allocated to help finance preservation projects throughout the City. The City has also invested \$250,000 toward a Housing Stabilization Initiative over the past two years in the target area. Another \$100,000 is available this fiscal year and \$350,000 is in the capital improvement plan (CIP) for FY2018-2019. The City funds help leverage existing HUD program funds that average \$300,000 per year for affordable housing programs across the City. These housing efforts in the target area neighborhoods will complement and further encourage the redevelopment of the brownfield sites.

We also will encourage developers to leverage the brownfields funding by entering the state of North Carolina's Brownfields Program to gain liability protections and property tax credits. The North Carolina Brownfields Program allows non-responsible parties who have entered into the voluntary cleanup program to leverage various financial incentives, including local property tax relief upon completion of improvements to the brownfield property. The value of such improvements is excluded from future property taxes for five years at a rate of 90% exclusion in the first year, and then gradually decreasing to a 10% exclusion in year five. These property tax credits can be combined with the Historic Tax Credits and Low-Income Housing Tax Credits to help create an economically viable redevelopment. We will continue to work with the development community to facilitate more brownfields redevelopment by providing the gap funding for environmental assessments, while leveraging the private resources to complete the cleanup and redevelopment activity.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan: The City of Salisbury has been hard at work engaging the community and building government and community-based partnerships. Community meetings and visioning sessions have been held both prior to and during the previous assessment grant to discuss issues regarding local brownfield sites and to gain insight into what the public would like to see in regards to future development of these properties. Most recently, we held two community visioning sessions (March and October 2017) with the Park Avenue Neighborhood for the Kesler Mill site. Approximately 20 members of the neighborhood provided ideas and input on potential redevelopment strategies. Also in October 2017, the City hosted an open house to discuss the potential redevelopment of the Empire Hotel. Over 150 members of the community attended, toured the building, and were given the opportunity to ask questions and provide feedback. At both meetings, we also provided information and solicited input on this grant application.

The City will continue to utilize the Brownfields Advisory Committee (BAC), which is instrumental in flowing information between the project team and the community at large. The BAC will continue to prioritize sites, determine the feasibility of proposed redevelopments, review environmental assessment work plans, and monitor the progress of the tasks to be completed for each site, among other duties. The BAC consists of planning, community development, legal, environmental, and real estate professionals that live or work in the target community. The BAC will hold quarterly meetings at a minimum to ensure the objectives of the grant are met. Salisbury will continue to work and communicate with stakeholders, local organizations, state partnerships, neighborhood organizations, and environmental groups to notify the respective communities about the proposed activities.

ii. Communicating Progress: The BAC will be an essential tool for our community outreach efforts; however, we will also continue to use other outreach methods during the project. We will meet with and engage our community organizations to help identify additional sites, priorities, and redevelopment options. At least once a year, we will present at City Council meetings to provide project updates, solicit feedback, and invite the public to participate in the project. In support of these efforts, we will prepare outreach and promotional materials to be distributed at meetings, via mail, newspapers, and the City's website and Facebook page. We will also continue to reach out to local reporters to ensure the information, public meetings, and project successes are covered in the local media. In addition, we will utilize the City's newly implemented Nixle system, a Community Information Service dedicated to helping community members stay connected to the information that matters most to them, based on their interest and location. The system can be used to send targeted messages via phone, text, e-mail, or app to community members who have registered.

We have found the combination of these various methods an effective way to engage our community, as evidenced by the community participation we have had in the brownfields inventorying efforts and previous brownfield project meetings. Therefore, we are confident the outreach methods proposed are the most appropriate way to reach the targeted community. In addition, we will work to ensure that residents with language or other physical barriers are also included. We will provide program materials in Spanish, when working in neighborhoods with a Hispanic population. Plus, all meeting facilities will be ADA accessible to allow residents of all abilities to participate.

b. Partnerships with Government Agencies

i. State Environmental Authority: The City of Salisbury will work closely with the North Carolina Department of Environmental Quality (NCDEQ) Brownfields Program for review of technical

documents, oversight of assessments and cleanup plans, and assistance with state voluntary Brownfields Agreements for properties under this project. The Brownfields Agreements will assist non-responsible parties with liability protection, as well as provide an avenue for the NCDEQ staff to stay involved and provide oversight of project activities.

ii. Other Relevant Governmental Partnerships: The following entities will be key partners in Salisbury's brownfields program:

- EPA Region 4 – As the funding agency, the EPA and the regional Project Officer will have significant involvement in the project. We will work with the EPA to ensure all work is completed in accordance with the terms and conditions and all objectives are met in a timely manner.
- Rowan County Health Department - The department is committed to promoting health and protecting the environment in Salisbury. The health department will serve as a resource for community members, who may have questions or concerns about exposure to any contaminants found during site assessments, cleanup, and/or redevelopment.
- Salisbury-Rowan Economic Development Commission (RowanEDC) – responsible for addressing the comprehensive economic development goals of Rowan County and its 10 municipalities. They will provide support in the form of assistance with marketing and attracting businesses to redevelop brownfield properties.
- Housing Authority of the City of Salisbury, N.C. – The Housing Authority is committed to expanding affordable housing in the targeted community and potentially onto sites assessed under the brownfields program.
- US Housing and Urban Development - HUD has already demonstrated its commitment to the revitalization of Salisbury through CDBG grants aimed at addressing blighted homes. We will leverage existing and future HUD funding to assist in the redevelopment of brownfield sites.

c. Partnerships with Community Organizations

i. Community Organization Description & Role: Provided below is a list of Community-based Organizations that support and are involved in the project.

Community Group	Description	Support for the Brownfield Project
Brooklyn South Square Historic District Neighborhood	Neighborhood association located in the target area	Participate in redevelopment planning and visioning sessions; serve as a liaison to community; help identify sites
Chestnut Hill Neighborhood Association Inc.	First and oldest master planned community within the city; located in the target area	Assist in the identification of high priority sites; participate in vision sessions; communicate info; host information sessions
Downtown Salisbury, Inc.	Downtown development corporation and Main Street Program manager; owner of the Empire Hotel	Provide site access; liaison with downtown property owners, promote redevelopment
Livingstone College	Private historically black institution, founded in 1879, located just six blocks from South Main Street	Help link members of the community to potential employment opportunities
Historic Salisbury Foundation, Inc.	Dedicated to the preservation of historic properties	Promote neighborhood revitalization in areas near brownfields sites; assist with community outreach
Rowan County Chamber of Commerce	Largest business advocacy organization in community with over 850 member firms	Encourage investment in brownfields; partner to bring new business prospects to area; promote the project with elected reps

ii. Letters of Commitment: Letters of commitment from the aforementioned community organizations are included with this proposal as an attachment.

d. Partnerships with Workforce Development Programs: The City of Salisbury will promote local hiring by including it as one of the evaluation criteria in the request for qualifications for a brownfield consultant. The City will also work with the Centralina NCWorks Career Centers to

match community members with opportunities associated with assessment, cleanup, or redevelopment of brownfields sites. Salisbury will also partner with Livingstone College and Catawba College to help place graduates with industries relocating to brownfield sites within Salisbury.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits: The redevelopment of the priority sites will have a significant positive impact on the targeted community. Residents will realize the following welfare, environmental, and public health benefits:

Welfare – Assessing the brownfield properties, while defining the extent of contamination and the costs of remedial actions will help facilitate their eventual cleanup and redevelopment. With the blight removed, neighboring properties will be encouraged to invest in their own homes and businesses. Our CDBG program will be leveraged to further encourage the rehabilitation of homes in the area and the conversion of many of the rental homes to owner-occupied homes. Crime will be reduced in the community as Kesler Mill and the other havens for vandalism, drug use, and other illicit activities are put back to productive use. As the deteriorating buildings on South Main Street, such as Empire Hotel, Star Laundry, and City Consignment, are rehabilitated and restored, they will bring new residents and businesses to the site itself, but also attract increased interest in the other commercial and retail buildings along the corridor. These new businesses will also create jobs and economic opportunities for residents. As the neighborhood improves and becomes more financially stable, schools will begin to improve. The redevelopment of these brownfield sites can help break the cycle of poverty in the target community.

Environmental – The project will answer many questions regarding the potential presence and effects of soil and groundwater contamination caused by historical commercial and industrial activities on the sites. Properties will be assessed to determine their risk of contamination during a Phase I ESA. If deemed necessary, Phase II ESAs will be conducted that will determine the lateral and vertical extent of any contamination on-site. Once completed, remediation and redevelopment planning can begin. The sites are either known or suspected to have contributed to soil, groundwater, surface water, and/or air pollution. Potential contaminants on these sites include petroleum hydrocarbons, volatile and semi-volatile organic compounds, PAHs, PCBs, heavy metals, asbestos, and lead. Assessment and remediation planning will begin to identify and control exposures to this contamination. Cleanup of contaminated soils at Kesler Mill will eliminate it as a source of harmful stormwater runoff into Town Creek. The abatement of asbestos at Kesler Mill and Empire Hotel will eliminate them as source for spreading contaminated air particulates. The remediation of petroleum sources at City Consignment and the gas stations will prevent the potential migration of benzene, lead, and other potential contaminants to groundwater. In addition, as these properties are put back to viable reuse, the dense, walkable, mixed-use redevelopments will reduce auto-dependence, air emissions, and fuel consumption. They will also reduce development pressure on nearby green space that reduces suburban sprawl and environmental degradation.

Public Health – The extent of potential hazardous substances and petroleum contamination on the brownfields sites is currently unknown. Conducting Phase I and Phase II ESAs will allow us to determine the extent and nature of contamination at these sites and take appropriate actions to mitigate any risks to public health. The eventual mitigation and redevelopment of these properties will reduce the targeted community's exposure risk to the known and suspected carcinogens, such as benzene, PAHs, and heavy metals. Many of the former gas stations operated at a time, when leaded fuels were common. The assessment and eventual cleanup of these sites will reduce the exposure risk of our sensitive population of children under five to lead, which is known to be a contributing factor to development disorders, low birth weight babies, and infant

mortality. Plus, the removal of the debris piles at Kesler Mill and the redevelopment of the Empire Hotel will eliminate these sources of asbestos that may be causing or exacerbating asthma and respiratory diseases. In addition, new employment opportunities will help break the cycle of poverty in the area. With jobs, more community members will gain employer-sponsored health insurance, reducing the barriers to healthcare access.

b. Economic and Community Benefits: High unemployment and poverty rates, coupled with low education attainment and income rates, have created a continuing cycle of poverty and disinvestment in the target community. The revitalization for the South Main Street corridor in accordance with the community's vision and the redevelopment of brownfields will help break this cycle. The City is already beginning to see a renewed sense of civic pride and interest in the development of commercial properties in areas assessed under the previous grant. For example, an assessment on the Washington Building helped develop a restaurant on the ground floor, ten office spaces on the second floor, and apartments on the third. A restaurant has already opened on the first floor, creating five full-time and fifteen part-time jobs. When complete, over \$2 million will be invested in the redevelopment. The assessment of a historic gas station is helping its redevelopment into medical offices. The assessment of a former car dealership is facilitating the \$5 million investment in new retail construction on the site that is anticipated to create 69 jobs and \$6.85 million in sales per year.

Under this project, we expect to see similar economic benefits—increased tax base and new jobs—as we answer the environmental uncertainties and increase the marketability of the priority brownfield properties. For example, the Kesler Mill site, sitting empty and vacant, is currently only assessed at \$312,000. The community would like to see the large property redeveloped into multifamily residential to fit within the neighborhood. If it were assessed at comparable values to the housing surrounding it, the assessed value will be at least \$3.6 million. The vacant Empire Hotel is currently owned by the non-profit Downtown Salisbury, Inc., so it pays no taxes on the assessed value of \$1 million. The proposed mixed-use redevelopment, a potential \$18 million investment, will likely increase its value at least five-fold. In addition, the property values of the nearby homes in our community will also increase. Property values generally increase between 2 and 3 percent after brownfields are addressed, according to the EPA⁷. Increasing residential property values again translates into a much needed increase in property tax revenue. Recent research from North Carolina found that for every unit of housing added to a downtown, between \$7,000-\$9,000 of investments downtown are generated in spending by just that one resident.⁸ However, the most significant economic impact will be realized by the creation of an attractive, vibrant community that will once again draw people and businesses to the area.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings: The City of Salisbury has successfully managed all Federal, State and Local funds entrusted to the City. There are no past instances of any adverse audit findings.

b. Programmatic Capability: Salisbury has the requisite capacity to administer the EPA grant funds based on previous experience in federal and state grant management. Ms. Janet Gapen, Planning Director and brownfields project manager for the City of Salisbury, is a 2000 graduate of the University of North Carolina at Charlotte with a BS in Geography and an emphasis in Urban and Regional Analysis. As City Planning Director, Ms. Gapen oversees a range of community-oriented enterprises to further Salisbury's ideals related to neighborhood vitality, cultural resources, environmental sustainability and economic prosperity. She also serves on the

⁷ EPA Brownfields Program Accomplishments and Benefits: <https://www.epa.gov/brownfields/brownfields-program-accomplishments-and-benefits>; accessed December 2016.

⁸ Downtown Idea Exchange, January 2015.

Executive Committee of Downtown Salisbury, Inc., which implements the national Main Street Program. Since 2004, Ms. Gapen has managed the City's CDBG and HOME Investment Partnership programs. She is assisted by Ms. Deborah Young, Facilities Division Manager. Young, a 1985 graduate of Appalachian State University with a BS, MA in Industrial Technology, also graduated in 2000 from the Babcock Graduate School of Management at Wake Forest University. She is a North Carolina Licensed General Contractor, and has experience in marketing, sales, construction, and business consulting. She obtained certification as a Professional Energy Manager in 2012. Since joining the City in 2003 she has established a comprehensive repair and maintenance division. During this time she has been responsible for the construction and renovation of over 150,000 square feet of facilities including a new Fire Station and Customer Service Center. For technical and programmatic support, the City will follow City procurement procedures in compliance with state and federal (2 CFR 200 and EPA's rule at 2 CFR 1500) requirements to procure a consultant. The Finance Department's Purchasing Division provides a centralized source of procedures, information and support related to the purchase and/or lease of supplies, materials, equipment and contractual services for the City and to manage and maintain a system of fixed asset identification, reporting and accountability.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes: The City's project team will meet quarterly to track the project's progress in fulfilling the scope of work, goals, and objectives. Each Quarterly Report submitted to EPA will include an update of project expenditures and will track activities and expenses against the project's schedule. Corrective action and work plan modification requests will be identified, as appropriate. Specific performance metrics detailed in the Work Plan will be used to summarize project accomplishments. Additionally, site-specific information will be routinely entered and tracked in the online Assessment Cleanup and Redevelopment Exchange System (ACRES) database. At a minimum, the outputs to be tracked include the number of advisory committee meetings, public meetings, meetings with community groups, environmental assessments, ABCAs, and cleanup redevelopment plans; and, the outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received An EPA Brownfields Grant

1) Accomplishments: The City of Salisbury received an EPA Brownfields Cooperative Agreement in October 2014. The project has accomplished the objectives set out in the initial grant application and work plan, including the assessment of the top four priority sites. In addition, three other high-priority sites have been assessed. A total of six Phase I ESAs, five Phase II ESAs, three ACM surveys, one lead based paint survey, and two redevelopment plans were or are being completed. Three of the sites have entered into the North Carolina Brownfields Program. Over \$25 million in investment is planned or currently in progress on five of the sites, projected to create over 75 jobs.

2) Compliance with Grant Requirements: The City complied with all grant requirements, including the work plan and the terms and conditions. The project began on October 1, 2014, successfully completed all planned activities, expended all funds, and closed on September 30, 2017. Additional funds are needed to continue the successful project and address other targeted areas in the City. Results of the completed assessments and the completed redevelopments have been and will continue to be entered into ACRES. In addition, the City has submitted all quarterly and annual reporting on time and as required.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☒ Preapplication
☐ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

11/14/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Salisbury, North Carolina

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

56-6000237

*** c. Organizational DUNS:**

0745170200000

d. Address:

*** Street1:**

PO Box 479

Street2:

*** City:**

Salisbury

County/Parish:

*** State:**

NC: North Carolina

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

281450479

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

Janet

Middle Name:

*** Last Name:**

Gapen

Suffix:

Title: Director of Community Planning

Organizational Affiliation:

*** Telephone Number:**

(704) 638-5320

Fax Number:

(704) 638-5324

*** Email:**

jgape@salisburync.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Brownfields Community-wide Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment**Delete Attachment****View Attachment****17. Proposed Project:*** a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment**Delete Attachment****View Attachment**

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:



R04-18-A-063

Town of Siler City

Town Manager's Office

November 9, 2017

Ms. Barbara Alfano
Atlanta Federal Center, Environmental Protection Agency Region 4
61 Forsyth Street, S.W., 10th Floor
Atlanta, Georgia 30303-8960

RE: Town of Siler City, North Carolina
EPA Brownfields Community-Wide Assessment Grant Proposal

Dear Ms. Alfano:

The small Town of Siler City (population 8,193) has lost more than 3,000 jobs since 2005 due to the closure of four textile facilities, a chicken processing plant, and various other support businesses. Our mostly minority population (70.6%) is plagued by high unemployment (15.7%), low incomes, and a poverty rate that averages over twice the national average in our target areas (36.1%). Over 73% of our residents have to leave Siler City to find employment. The abundance of blighted brownfield properties within the Loves Creek Watershed, which runs through our downtown and includes our target areas (Norfolk Southern Railroad Corridor & U.S. Highway 64 Corridor), have contributed significantly to these poor conditions and the impairment of our most coveted natural resource, Loves Creek. We were disappointed to learn that we were only a couple points away from being awarded the last three years. However, the Town of Siler City and our community partners are excited to submit this Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Application for \$300,000. As outlined in our proposal, we have continued our efforts over the past year and feel that we are in an even better position to become an EPA Brownfield grantee. The Town and our partners have experienced several successes and received several recent grant awards to enhance the feasibility of success for our brownfields initiative and our entire project.

This funding will be extremely beneficial to improving the Loves Creek Watershed and revitalizing our Town. We plan to focus on the two-mile long Norfolk Southern Railroad Corridor that runs in a north/south direction through downtown and the two and half-mile long U.S. Highway 64 Corridor that runs in an east/west direction through downtown. These two areas have been the focus of multiple community supported redevelopment plans prepared by the Town and community partners. These areas are recognized as lower-income minority communities that have been significantly impacted by the loss of manufacturing (chicken processing, textile and furniture) jobs from 2005 – 2015. These areas today are plagued with numerous blighted commercial and industrial properties.

These grants will assist the Town in removing this blight, creating jobs closer to our residents, and increasing recreation opportunities for the residents of Siler City. This will in turn increase the health of our residents and reduce the obesity that is prevalent in our community. Thank you for your consideration and please feel free to contact me or Jack Meadows (Project Director), if you need any additional information.

Sincerely,

Bryan Thompson,
Town Manager

Bryan T Thompson
Town Manager
PO Box 769 • 311 N Second Avenue
Siler City, NC 27344-0769

bthompson@silercity.org
Phone: 919-742-4731 • Fax: 919-663-3874
www.silercity.org

- a. Applicant Identification:** Town of Siler City, North Carolina
311 North Second Avenue
Siler City, North Carolina 27344
- b. Funding Requested:**
i): **Grant Type:** Assessment
ii): **Assessment Grant Type:** Community-wide
iii): **Federal Funds Requested:** \$300,000
iv): **Contamination:** \$200,000 for Hazardous Substances and \$100,000 for Petroleum
- c. Location:** Town of Siler City, Chatham County, North Carolina
- d. Not Applicable**
- e. Contacts:**
i) **Project Director:**
Jack Meadows
Town of Siler City, Director of Planning & Community Development
P.O. Box 769
Siler City, NC 27344
(919) 742-2323
(919) 742-2758 fax
E-mail: jmeadows@silercity.org
- ii) **Head of Organization:**
Bryan Thompson
Town Manager
P.O. Box 769
Siler City, NC 27344
(919) 742-4731
(919) 663-3874 fax
E-mail: bthompson@silercity.org
- f. Population:**
i) Town of Siler City – 8,193 (U.S. Census Bureau, 2015 ACS)
ii) NA
iii) Siler City is not located within a county experiencing “persistent poverty”
- g. Regional Priorities Form/Other Factors Checklist:** Attached
- h. Letter from the State or Tribal Environmental Authority:** Attached

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: Town of Siler City

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Assistance to communities that have limited in-house capacity to manage brownfields projects

Page Number(s): 5, 7, 14 (See our consultant and Piedmont Conservation Council)

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	2
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	9
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	9-10
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



Waste Management
ENVIRONMENTAL QUALITY

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

November 1, 2017

Mr. Jack Meadows, Planning Director
Town of Siler City
PO Box 769
311 North Second Avenue, Room 301
Siler City, NC 27344

Re: U.S. EPA Brownfields Assessment Grant – Town of Siler City

Dear Mr. Meadows:

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the Town of Siler City's application for a U.S. EPA Brownfields Assessment Grant. We understand that your grant focuses on the redevelopment of the Norfolk Southern Railroad corridor and the U.S. Highway 64 corridor. You have identified several industrial sites and mills in need of assessment, cleanup, and redevelopment. The NC Brownfields Program is pleased to have recently assisted through the State brownfields process with the private redevelopment of the former Townsend Inc. poultry processing plant in Siler City. The grant funding the Town of Siler City now seeks would build on that momentum and provide a much-needed catalyst to revitalize blighted properties in the Town.

We hope the Town of Siler City is successfully awarded this grant, and we will continue to support you in your brownfields redevelopment efforts. The NC Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project(s). This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The NC Brownfields Program can also assist with outreach efforts to your local prospective developers regarding Brownfields redevelopment and the liability relief and tax incentives available. The liability relief and tax incentives offered by a Brownfields Agreement can often facilitate deals that would not have been possible without an Agreement.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson,
Brownfields Program Manager

cc: Cindy Nolan, U.S. EPA Region 4
Darin McClure, MidAtlantic



1. COMMUNITY NEED

a. Targeted Area and Brownfields

i. Community and Target Area Description: Around 1750, Plikard Dedrick and Elizabeth Hartzoe Siler started a plantation farm less than four miles from the current downtown Siler City. On March 7, 1887, the NC General Assembly incorporated the Town of Siler City. The corporate limits of the town were defined as being one-half mile from the depot of the Cape Fear and Yadkin Valley Railroad in all directions. The introduction of rail lines in the 1880s turned Siler City into a regional commercial crossroads between the Piedmont and Triangle Regions of the State. The town's major industries have included textiles, furniture, hosiery, and food processing. However, since 2005 we have lost more than 1,500 jobs with the closure of four textile facilities. In addition, with the closure of the Pilgrim's Pride and Townsend Chicken Processing facilities in 2008 and 2009 respectively, an additional 1,500 jobs were lost. The nationwide economic recessions in 2001 and 2007 – 2009 just prolonged the poor economic conditions for the community. Businesses and residents have left the town for more prosperous areas on the opposite side of the county near the Research Triangle Park (RTP). **Now more than 1/3 of the population in our target areas live below the poverty level and 73% of our residents work outside of the town!**

As one enters our town from the east or west on US Highway 64, they are met with dozens of abandoned gasoline and service stations. These are a remnant of the facilities that used to service the traffic entering our central business district. As visitors enter our central business district, the blight associated with our shuttered industries is overwhelming. This is further exacerbated by the lack of retail and service businesses, most of which withdrew to the town limits or left all together as our downtown declined and the RTP area flourished. Today, Siler City's central business district is peppered with a mixture of vacant industrial buildings and struggling retail businesses, and the formerly bustling U.S. Highway 64 corridor is also marked by disinvestment and decline.

Our targeted areas for this project are the Norfolk Southern Railroad Corridor, which runs north to south through our downtown, and the U.S. Highway 64 corridor, which runs east to west through our downtown and is the main entrance into Siler City. Over the past ten years the Town and community partners have completed a series of visioning and planning documents for the Town and our target areas. Redevelopment of our targeted brownfield sites will be key to achieving our goals. The primary focus of these plans and visioning sessions have been our targeted areas, which are located entirely in the Loves Creek Watershed. Since 2005, Loves Creek has been on the 303(d) list of Impaired Waters due to habitat degradation and impaired aquatic life. The abundance of brownfield properties within the Loves Creek Watershed, primarily along our targeted corridors, have contributed significantly to the impairment of Loves Creek due to the hundred plus years of industrial pollution and nonpoint source runoff from impervious surfaces. Our most sensitive populations are living in or in close proximity to these sites, and without assessment funds, we do not have the means to assess them or move them forward toward redevelopment.

Our overall vision includes redeveloping our targeted area of brownfields in conjunction with development of our 1,800 acre "megasite". This is a greenfield site located on the western edge of the Loves Creek Watershed that is targeted for recruitment of a large advanced manufacturer that will bring 1,000+ jobs to Siler City. Our plan to reuse/redevelop some of our brownfields sites will provide residential options for employees and commercial spaces (and jobs) for supporting businesses. Although we (Town and community partners) have had some recent success in obtaining funding for the revitalization and rehabilitation of Siler City and in particular Loves



TOWN OF SILER CITY, NORTH CAROLINA

Creek, we are still in great need of additional public and private funding to make this revitalization happen.

ii. Demographic Information and Indicators of Need: Below is a variety of demographic data for our targeted areas that are being impacted by the abundance of brownfield properties.

Demographic Data (2011 - 2015 American Community Survey – 5 year estimate)

Demographic	Census Tract 204.02 B. Group 1	Census Tract 204.02 B. Group 2	Siler City	Chatham County	NC	United States
	N-S RR	U.S Hwy. 64				
Population	2,795	2,015	8,193	67,431	9,845,333	316,127,513
Unemployment	10.7%	15.3%	15.7%	9.0%	9.4%	8.3%
Percent Minority	77.6 %	73.7 %	70.6%	28.6%	35.8 %	37.8 %
Percent Hispanic or Latino	55.2 %	39.2 %	45.5 %	12.6%	8.8 %	16.3 %
Poverty Rate	27.0 %	45.2 %	25.2 %	13.4%	16.9 %	15.5 %
Median Household Income	\$ 35,771	\$ 21,419	\$ 29,956	\$ 56,642	\$ 46,868	\$ 53,889
% of residents that work outside of Siler City	78.8%	82.6%	73.1%	NA	NA	NA
% of households with no vehicle available	2.6%	21.2%	3.5%	2.1%	6.5%	4.5%
Rent as % of household income >30%	35.0 %	52.4 %	46.2 %	33.0%	36.9%	33.9 %

These demographics clearly show the need for economic reinvestment in our target areas. Poverty levels are staggering (27.0% to 45.2%) when compared to the national (15.5%) and state (16.9%) averages. In addition, the unemployment rates in our target areas are high and the household income levels are extremely low when compared to the state and national averages. Our low income levels are further exacerbated by the fact that the majority of our residents have to travel outside of Siler City for work and an abnormally high percentage of our households spend more than 30% of their household income on rent. The *Affordable Rental Housing Report & Strategy Toolbox* (July 2017) reports that 63% of the low-income renter households spend more than 30% of this income on rent! Finally, 72% of our public school children receive free or reduced lunches, compared to 40% in Chatham County and 60% for NC (Chatham County Public Schools).

iii. Brownfields and Their Impacts: We have completed a preliminary inventory of priority brownfield properties within our two target areas. We have already obtained three signed access agreements (Boling Chair, Former Siler City Mills, Henry Siler School) and anticipate having access agreements with our other priority property owners by Spring 2018! These types of commercial and industrial properties are abundant throughout these small census tracts. Each of the priority sites identified below are located along the identified corridors and directly adjacent to or across the street from our predominantly low-income, minority communities. These communities have no formal associations or actual neighborhood “names”.

Priority Properties in Norfolk Southern Rail Corridor

Property Name & Past Land Use	Current Condition	Acreage	Anticipated Reuse	Environmental Issues/Contaminants
Charles Craft Cotton Mill – Cotton Mill	50% Occupied	2 properties totaling 11.39 acres	Regional distribution for farm to table produce - Warehousing and Storage	Hazardous & Petroleum VOCs, SVOCs, asbestos and Lead Based Paint (LBP)
Boling Chair Company - Furniture Manufacturer	Vacant	7 properties totaling 10.31 acres	Environmental Park	Hazardous & Petroleum VOCs, SVOCs, asbestos and LBP



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Former Siler City Mills - Dog Food Mill	Vacant	1.71 acres	Farmers Market and/or Indoor recreational facility and dance studio	Hazardous & Petroleum VOCs, SVOCs, pesticides
Premier Woodworks - Cabinet Maker	Vacant	0.68 acres	Light industrial or commercial	Hazardous & Petroleum VOCs, SVOCs
Pilgrim's Pride - Chicken Processing Plant	Vacant	2 properties totaling 8.28 acres	Light industrial or commercial	Hazardous & Petroleum VOCs, SVOCs, asbestos
Former Chatham Hospital	Vacant	4.01 acres	Multi-family residential	Asbestos & Lead Paint
Henry Siler School	Vacant	2.36 acres	Multi-family residential	Asbestos & Lead Paint

Priority Properties in U.S. Highway 64 Corridor

Property Name & Past Land Use	Current Condition	Acreage	Anticipated Reuse	Environmental Issues/Contaminants
Pantry Gas Station – Gasoline Station	Vacant	0.71 acres	Highway commercial	Petroleum VOCs, SVOCs, heavy metals
BP Gas Station – Gasoline Station	Vacant	1.65 acres	Highway commercial	Petroleum VOCs, SVOCs, heavy metals
Kangaroo Gas Station – Gasoline Station	Vacant	1.89 acres	Highway commercial	Petroleum VOCs, SVOCs, heavy metals
Exxon Gas Station – Gasoline Station	Vacant	0.04 acres	Highway commercial	Petroleum VOCs, SVOCs, heavy metals
Hart Furniture - Furniture warehouse & distribution	Vacant	7 properties totaling 3.55 acres	Warehousing, distribution, storage	Hazardous & Petroleum VOCs, SVOCs

*Anticipated reuses in the above tables based on our *Downtown Master Plan* and *Loves Creek Greenway Project*.

The environmental issues/contaminants outlined above are generic because we have not had the resources to test and quantify the environmental impacts of our brownfields sites. However, the fact that Loves Creek (which runs centrally through our downtown) is listed on the 303(d) list of impaired waters leads us to believe that contaminants from our brownfields are adversely impacted this important water body. Additional real and/or perceived negative environmental impacts associated with our brownfields include blight, degradation of natural resources (soil, groundwater and surface water) through contaminant leaching and runoff, and potential degradation of air quality through the release of asbestos or other chemicals into the air. Cancer and respiratory ailments are a concern with contaminants associated with the past uses of our brownfields. Vapor intrusion into nearby homes is a concern as many of our priority sites used petroleum and solvents. There are also general safety concerns as there is unrestricted access to all of our priority sites. Children walk past them to school, play in their shadows, and on the sites themselves!

b. Welfare, Environmental and Public Health Impacts

i. Welfare Impacts: Our targeted corridors are overgrown with the blight from the vacant, dilapidated condition of our brownfields sites. There is over 540,000 square feet of vacant former industrial space in our downtown alone. The condition of these properties has led to a higher rate of vandalism and “unscrupulous” activity in these areas. Our police department reports that over 40% of the nuisance calls to the department originate from around our brownfields sites. Nuisance calls consist of fights, assaults, drug use, alcohol use, domestic violence, etc. These conditions lead to safety concerns for the neighboring residents and takes a psychological toll on them as well. There are no grocery stores in our downtown area, limiting residents access to healthy foods choices and fresh produce. There are also limited recreational opportunities (which we are addressing with our *Pedestrian Master Plan* and *Loves Creek Greenway Project*), pharmacies and the many other local amenities that lead to healthy living in our target areas. The higher



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unemployment rates and poverty levels in these areas has led to an “immobile society”, particularly in our US Highway 64 corridor where 21.2% of our households have no vehicle available. These conditions negatively impact our tax revenue, which is one reason we have no dedicated bus or transportation service in the town.

ii. Cumulative Environmental Issues: In addition to the known brownfields above, Siler City considered other potential sources of cumulative environmental issues and environmental justice concerns in our target areas and identified the following. The Town has 10 RCRA generators of hazardous waste (EPA Envirofacts website), 79 sites with known releases from USTs, 15 sites with known releases from ASTs, four facilities with permitted sources of air pollution and one site on North Carolina’s Pre-Regulatory Landfill list (www.deq.nc.gov). These large numbers of known or potential pollution sources are adversely impacting our community. Loves Creek, which runs through downtown and is a great natural resource for Siler City residents, has been classified as a 303(d) impaired stream by the NC Division of Water Quality. Efforts are underway by the Town and our partners through several different grant programs to install stormwater Best Management Practices (BMPs), restore riparian buffers, and integrate water quality plans and ordinances with the Town. Additional discussion of these leveraged activities can be found in the following sections.

In addition to the large number of brownfield properties in the Town and their impact on Loves Creek, we are also concerned with the amount of vacant and dilapidated housing. Not only are these homes an eyesore on the community they also cause numerous safety and health concerns. In particular are the exposure risks to nearby homeowners, specifically women and children, to asbestos and lead-based paint. Based on the 2015 American Community Survey, of the 2,705 occupied housing units within the Town, 54% of those homes were constructed prior to 1970. We anticipate that the percentage of “older” homes is even higher in the target areas. The Norfolk Southern railway traverses through these residential communities creating noise/air pollution and the daily potential of a hazardous spill or accident. Finally, the high commuter traffic associated with residents traveling outside the town for work adds to the noise and air pollution in our target areas.

iii. Cumulative Public Health Impacts: The sensitive populations of our target areas are without a doubt our high percentage of low income minorities. The currently unknown environmental threats that our many brownfields (coupled with our other cumulative factors) are having on our targeted community and our residents in general is troubling. To date, resources have not been available (either through private or public investment) to test potentially impacted media at these sites. However, it is reasonable to assume based on the past operations at these facilities that the soil, groundwater, and indoor air at and around these sites have been adversely impacted by VOCs, SVOCs, PAHs, metals, and asbestos/lead-based paint. Cancer and heart disease are the leading causes of death in Siler City based on the latest county health assessment (2014). Tetrachloroethylene (PCE) and its’ degradation products are known carcinogens and were widely used in textile mills and other facilities like the ones in Siler City. One of PCE’s degradation products, trichloroethylene (TCE), has been shown to cause birth defects after short exposures when pregnant women are exposed in their first trimester. Our children and low income residents living adjacent to many of our sites and can be exposed to PCE/TCE by vapor intrusion in their residences, as they enter the unrestricted buildings, or recreate in Loves Creek (impacted groundwater entering the river). The asbestos in our brownfields is known to cause lung cancer and exposure to other contaminants likely present at our brownfield sites (petroleum, solvents,



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metals, etc.) are known to cause cancer, asthma, liver damage, nervous system damage or birth defects, particularly in our children, women of child bearing age, and the elderly.

According to the *2016 Health of Chatham Annual Report*, obesity is the number one health priority as rates continue to rise in the county. The vast number of vacant brownfields and lack of community reinvestment has limited the creation of greenspace and recreational options in the target areas. A recently awarded Environmental Enhancement Grant to our **partner, the Piedmont Conservation Council**, calls for the creation of an environmental park on the former Boling Chair property. This vacant property that sits on a tributary of Loves Creek is a few minutes walk of City Hall and downtown. According to the 2015 U.S. Census, 2,370 people live in 866 homes within a half-mile of this property. In addition, a daycare that services a minority population borders the property and another daycare is located within a half mile. The lack of access to healthy food options also contributes to our obesity problem. Higher poverty, unemployment, and lower income has led to residents with limited options for healthy food, either through lack of available options or through lack of financial resources to purchase.

c. Financial Need

i. Economic Conditions: We are a small community with a population of 8,193 that has remained static over the last six years due to the loss of thousands of jobs. Siler City experienced the loss of more than 1,500 jobs since 2005, with the closure of four textile facilities. In addition, with the closure of the Pilgrim's Pride and Townsend Chicken Processing facilities in 2008 and 2009 respectively, an additional 1,500 jobs and over \$5-million in water sales were lost. Our current budget is barely enough to fund core services and the vacant and blighted properties only contribute to lower property values and reduced property tax revenues. In 2015 the NC General Assembly placed new limits on municipalities' collection of business privilege license taxes, eliminating an important revenue stream of approximately \$100,000 annually. The recent defunding of the NC Rural Economic Development Center and reduced funding from the Golden Leaf Foundation have further reduced our ability to secure other funding sources. More than 1/3 of the population in our target areas live below the poverty level, further limiting our resident's ability to reinvest and spur economic growth from within.

Over the past ten years the Town has completed a series of visioning and planning documents for the Town that include the target communities (Norfolk Southern Railroad Corridor & U.S. Highway 64 Corridor). These include redeveloping our brownfields with a mix of commercial, industrial, retail and residential uses (see section 1.a.iii.). Unfortunately, we (Town and community partners) have struggled in obtaining the necessary public and private funding to make this revitalization happen. As a small, low income community with a depleted tax base, we are struggling to provide the basic necessities for our community.

ii. Economic Effects of Brownfields: As evidenced by the demographics outlined previously, our targeted communities continue to struggle with many hardships. Between 2005 and 2014, ten large businesses closed in Siler City resulting in the loss of more than 3,300 jobs. These include the Charles Craft Cotton Mill, Boling Chair Company, Former Siler City Mills, Premiere Woodworks, Pilgrim's Pride and Hart Furniture facilities. It also includes the four gas stations noted along U.S. Highway 64, two of which closed in recent years. The town is still trying to recover from the loss of over \$5-million in water sales encountered after the shutdown of two chicken process facilities and we forecast a reduction of \$468,476 in water sales revenue for the next fiscal year. The latest property revaluation resulted in a 5.5% decrease in value and annual reduction of \$109,900 in property tax revenue. These conditions and the blight prevalent in our targeted communities has



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discouraged reinvestment and adversely impacted our neighborhoods. Similar stories could be written about other impacts caused by the exodus of retail and support businesses from our downtown. In summary, with the continued idled presence of these facilities the Town has experienced a reduced tax base, loss of jobs and business opportunities, depressed property values, ongoing costs to secure vacant properties, blight, property vacancy, and community disinvestment.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans: Our brownfields project aligns with three of our important revitalization plans. Siler City's **Downtown Master Plan** guides all future development in the city and specifically targets development in our central business district. Our **Pedestrian Master Plan** calls for improving infrastructure for pedestrians, fostering a "walking culture" and increasing the use of existing transportation resources. And finally our **Loves Creek Greenway Project** will provide a 1.4 mile paved walking trail along Loves Creek that also connects to the ball fields at Bray Park. The first phase of this is expected to open later this year. Through the development of these plans, visioning activities, and public input we chose the target brownfields sites listed in Table in Section 1.a.iii. and their strategic best use. Most of these are located within walking distance of our greenway project. The Charles Craft Cotton Mill, Boling Chair, Siler City Mill (Dog Food Mill), and Pilgrim's Pride sites encompass more than 45.43 acres and more than 400,000 square feet of viable building space. Our plans call for the Siler City Mill site to be redeveloped as a Farmers Market, including a water feature using the storm drainage flowing through the site, passive activity and art display as well as a venue for large community events. A December 2014, *Facilities Assessment and Revitalization Overview Report* by the non-profit, Construction Professionals Network Institute, Inc., indicated that the Charles Craft Cotton Mill building was well maintained and would be an ideal location for a regional distribution center for "farm to table" produce and meats due to the agricultural focus in the areas. This will help bring healthier food choices to our sensitive populations. The redevelopment of the Boling Chair site as an environmental park was discussed earlier while the Pilgrims Pride site is envisioned as a light industrial/commercial development. The former Henry Siler School and Chatham Hospital are slated for multi-family residential use (potentially affordable housing). Several of the other sites are targeted for a mix of retail, greenspace and light industrial to support our larger redevelopment initiative. All of these targeted redevelopments will occur using the following requirements of our Downtown Master Plan: improve aesthetic appearance of existing buildings and provide guidelines for new buildings and renovations; provide development incentives; increase pedestrian comfort and safety through improved public environments; reuse of existing infrastructure; and, revise town codes and ordinances to facilitate economic growth and opportunity. By bringing businesses, residents and retail/commercial back to our downtown, our results will combat many of the indicators of need cited earlier (low income, high poverty, high unemployment, commuting elsewhere for work). As our project progresses we expect it to bear additional fruit similar to that invested by Mountaire Farms. Mountaire Farms recently purchased the former Townsend Chicken Processing Plant and an adjacent former mill site along the U.S. Highway 64 corridor and committed to a \$65-million investment and addition of up to 700 jobs.

Our project will incorporate many equitable and sustainable practices such as: infrastructure reuse and recycling of building materials will further limit negative impacts to Love Creek; redevelopment of our brownfields with residential/commercial components will reduce commuter miles, improve the walkability of our community, improve air quality, and bring additional food options to our target areas; addition of affordable residential components will provide our residents



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with more choices for housing, lower the percentage of households spending too much on rent, allow property values to rise, and lower the cost of transportation; as more residents and jobs are brought to Siler City, we anticipate additional businesses to open; new businesses will give our community access to new job opportunities; including our community in the decision making process has ensured that the physical and cultural assets of our community will remain in place while enhancing the quality of our neighborhoods to promote livability and a strong sense of community; and incorporating mixed use concepts and land recycling will help us capitalize on federal funding opportunities for these initiatives. Our commitment to environmental justice is exhibited by the meaningful involvement of our targeted community in the development of our ***Downtown Master Plan, Pedestrian Master Plan, Loves Creek Greenway Project***, our brownfields project, and their representation on our BSC.

ii. Redevelopment Strategy: As stated previously, our redevelopment strategy is clear. Our plans call for the Siler City Mill site to be redeveloped as a Farmers Market, the Charles Craft Cotton Mill building as a regional distribution center for “farm to table” produce/meats (or other such use), the Boling Chair site as an environmental park, and the Pilgrims Pride and Premier Woodworks sites as light industrial/commercial development. The former Henry Siler School and former Chatham Hospital are slated for multi-family residential use (including affordable housing). We fully anticipate more affordable housing options to follow these redevelopments. Several of the other sites are targeted for a mix of retail, greenspace and light industrial to support our larger redevelopment initiative. As these areas are repositioned we also anticipate the abandoned gas stations along US Highway 64 to reopen or reinvent themselves for highway commercial use.

All of our former brownfield sites have existing infrastructure and utilities already in place. Our Planning Board and staff identify needs for governing growth through development of ordinances and regulations by following guidelines in our established plans. Our ***Land Development Plan*** calls for higher residential densities to be restricted to areas where sufficient public water and sewer is available, continual development of affordable housing, and attraction of additional industrial development to existing facilities where infrastructure is in place. Our ***Pedestrian Master Plan*** calls for increasing the use of existing transportation resources and our ***Downtown Master Plan*** has numerous requirements to ensure sustainable development. These include encouraging infill development; reusing existing structures to the extent feasible; recycling of demolition materials generated during these activities; and the use of Smart Growth principles wherever possible. For example, the brick from the demolished Boling Chair site was reused for the local blacksmith shop. Finally, grants through our economic incentive policy are partially based on a project’s use of existing utilities, location in existing industrial facilities, and sustainable building features. By encouraging infill development, we will reduce the pressure on building in greenfields, eliminate the need to extend power, water, and sewer lines to new sites, decrease our carbon footprint, and foster a strong sense of community.

iii. Timing and Implementation: Siler City does not have the expertise, administrative capacity or infrastructure to effectively manage a brownfields program. As such, our Board of Commissioners has already approved and hired an experienced environmental consultant in accordance with the procurement standards contained in 2 CFR 200.317-326. Jack Meadows, the Town’s Director of Planning and Community Development, will be responsible for overseeing the project and our brownfield consultant. Our project plan calls for completion of Phase I ESAs and our Generic Quality Assurance Project Plan (QAPP) by the Summer/Fall of 2019 and completion of Phase II



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ESAs by Summer/Fall 2020. That leaves plenty of time to conduct cleanup planning and work sites through the North Carolina Brownfields Program, as applicable.

Although we have already identified up to 12 target sites, we plan to complete a town-wide site inventory. Initial selection criteria include: sites must meet the definition of a Brownfields and the Site Eligibility requirements for grant projects; sites must meet the Town's overall development goals; sites must have a good proposed beneficial reuse; and sites must be potentially contaminated. The portfolio of sites will be presented at the second Brownfields Steering Committee (BSC) meeting in January 2019. Our current draft criteria for ranking and prioritizing sites includes the following: location in the targeted redevelopment areas; level of perceived contamination and threat to human health and environment; potential of the site for redevelopment and job creation; level of community support for a redevelopment model for the site; and, level to which redevelopment will alleviate blight at the site and to the surrounding areas. At our second BSC meeting, our draft ranking and prioritization criteria will be finalized and the sites will be ranked and prioritized accordingly. An access agreement, signed by both the Town and property owner, will be secured for each site entering our program. Three signed access agreements for our targeted properties have already been obtained (Boling Chair, Former Siler City Mills, Henry Siler School) and we have already held preliminary discussions with the remaining site owners and been told that signed access agreements are forthcoming or will be available once the grants are secured. Educating site owners on the benefits of these assessments, presenting them with our written agreement, and helping them set a strategy for addressing their sites has proven effective in securing access agreements. We will follow this same proven strategy for new sites.

b. Task Descriptions and Budget Table

i. Task Descriptions: Descriptions for each task are summarized in the following tables.

Task 1 – Public Involvement (PI) - Total Budget \$25,000				
Description	Entity Performing		Estimated Costs	
	Contractor	Town Staff	Contractor	Town Staff
Develop Community Involvement Plan (CIP); attend BSC meetings (12); plan and conduct community meetings (4-6); meet with residents/property owners; possible project website, print media (brochures, flyers, facts sheets)*	X	X	\$13,000 H \$7,000 P	
Travel – two town staff to attend National Brownfields Conference, regional workshop(s), NCDEQ training, etc.		X		\$2,000 H \$2,000 P
Supplies – Presentation materials, posters, etc.		X		\$500 H \$500 P
Anticipated Outputs	Completed CIP; # of SC meetings; # of community meetings; # of meeting attendees; # of outreach materials distributed			

Task 2 – Site Inventory (SI) - Total Budget \$10,000				
Description	Entity Performing		Estimated Costs	
	Contractor	Town Staff	Contractor	Town Staff
Town-wide inventory of brownfields; complete portfolio compatible with Town GIS database	X	X	\$5,000 H \$5,000 P	
Anticipated Outputs	# of sites inventoried			



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Task 3 – Environmental Site Assessments (ESAs) - Total Budget \$245,000				
Description	Entity Performing		Estimated Costs	
	Contractor	Town Staff	Contractor	Town Staff
Phase I ESAs on eligible sites per ASTM 1527-13 (8 on hazardous sites and 4 on petroleum sites at an average cost of \$3,000 to \$3,500 per site – depending on size and complexity)*	X		\$26,000 H \$18,000 P	
Generic Quality Assurance Project Plan (QAPP)	X		\$2,500 H \$2,500 P	
Phase II ESAs including Site Specific QAPPs and Health and Safety Plans (3 on hazardous sites and 2 on petroleum sites at an average cost of \$20,000 to \$50,000 per site, depending on size and complexity)	X		\$138,000 H \$58,000 P	
Anticipated Outputs	# of Phase I and Phase II ESAs completed; # of sites entered into the NC Brownfields Program			

Task 4 – Cleanup Planning (CUP) - Total Budget \$20,000				
Description	Entity Performing		Estimated Costs	
	Contractor	Town Staff	Contractor	Town Staff
ABCA or other appropriate cleanup plan (1 on a hazardous site and 1 on a petroleum site at an average cost of \$4,000 per plan)	X		\$4,000 H \$4,000 P	
Redevelopment planning; charrettes; visioning sessions (some in conjunction with the bSC)	X	X	\$9,000 H \$3,000 P	
Anticipated Outputs	# of ABCAs (or equivalent); # of redevelopment or concept plans; # of mitigation measures implemented			

ii. Budget Table We are requesting \$300,000 to accomplish this project. Over 81% of our funds will be used for ESAs with almost 70% of our total funds being used for Phase II ESAs.

Budget Categories	Hazardous Budget					Petroleum Budget				
	PI	SI	ESAs	CUP	Total : (Haz)	PI	SI	ESAs	CUP	Total: (Pet)
Personnel										
Fringe Ben										
Travel	\$2,000				\$2,000	\$2,000				\$2,000
Equipment										
Supplies	\$500				\$500	\$500				\$500
Contractual	\$13,000	\$5,000	\$166,500	\$13,000	\$197,500	\$7,000	\$5,000	\$78,500	\$7,000	\$97,500
Other										
Total	\$15,500	\$5,000	\$166,500	\$13,000	\$200,000	\$9,500	\$5,000	\$78,500	\$7,000	\$100,000

PI = Public Involvement; SI = Site Inventory; ESAs = Environmental Site Assessments; CUP = Cleanup Planning

c. Ability to Leverage

We anticipate leveraging the following resources for our project:

Source	Purpose/Role	Amount	Status
City Staff	In-Kind Services	\$18,000 (est.)	Secured
NCDOT	Pave Portion of Loves Creek Greenway	\$250,000	Secured
NCDEQ Section 319	Loves Creek Watershed BMP Project	\$150,000	Secured
State of NC	Boling Chair Park Stream & Floodplain Rehabilitation	\$270,000	Secured



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Clean Water Management TF	Study to address flooding and stormwater in watershed	\$136,219	Secured
Chatham S&W Conservation District	Riparian Buffer along Boling Lane Park	\$3,618	Secured
Mountaire Farms	Redevelopment of Townsend Chicken Plant	\$65,000,000	Secured
USEPA	Targeted Brownfield Assessments	TDB	Pending (as needed)
USEPA	Cleanup Grants	\$200,000	Pending (as needed)

We are also home to the NC Arts Incubator (NCAI). The Town and NCAI have collaborated on rehabilitation of several buildings into artist studios, retail and exhibit galleries, an outdoor courtyard and a coffee shop. Each of these projects help complete a piece of our overall revitalization puzzle. These projects tie directly to the redevelopment of our brownfields by providing connectivity options and amenities for the nearby residents. The Town's Board of Commissioners adopted an economic development incentive policy which was instrumental in attracting Mountaire Farms. Grants are provided to businesses and industries to expand the property tax base and job creation. The grants are based on the total investment and number of jobs proposed. Chatham County also offers a strong incentive package, including tax credits for every job created and low interest rates for equipment and renovations. The County also offers a Local Economic Development Grant Program for new and expanding companies, the amount of which is calculated based on investment, number of jobs created, and level of training for workers.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan The overall vision for our revitalization project (including our choice of target properties) was formulated through a variety of community forums, including Board of Commissioners meetings, Planning Board meetings, and quarterly meetings of the Loves Creek Watershed Stewards. To supplement these activities, the City has established a BSC representing a broad spectrum of the community. The BSC last met on September 25, 2017 to refine the priority properties for this grant submittal. The 10 – 12 member BSC will be the lynchpin of our Community Involvement Plan and is made up of Town staff, Chatham County staff, Central Carolina Community College, Community-Based Organizations (Siler City Development Organization, Chamber of Commerce, Wren Industries, etc.), property owners and citizens in the impacted neighborhoods. We have ensured a varied cross-section of the entire community is represented on the BSC so that all persons have an equal voice. Steering Committee members attend quarterly meetings (which are open to the public) to conduct project planning, select and prioritize sites for assessment, discuss cleanup and redevelopment planning, and bring any unidentified properties of concern up for discussion. Steering Committee members will receive project updates and share them with those who they represent, and give their respective community's opinions on assessments, redevelopment/cleanup options, health and/or environmental concerns, and overall project progress/planning. We will hold public meetings in the target areas to give these people a chance to voice their opinion on how to best address issues.

ii. Communicating Progress We will conduct a concerted outreach campaign to raise awareness and educate citizens on brownfields and on how to become involved in the project. The Town will employ a variety of methods that we have used successfully on previous projects to communicate progress to our community, including updates to the Board of Commissioners, press releases and fact sheets distributed to the local newspaper (*Chatham News & Record*), public access channel, updates to the Town website, posts on social media (Facebook and Twitter), and the creation of both an electronic repository and a paper repository to house and share project documents. We will



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conduct 12 BSC meetings which will be open to the public and has planned up to six public meetings at civic groups and in neighborhoods to inform and invite community members to be active participants in the project. Although there are no formal associations in the neighborhoods around the target areas, we will go into the communities to share information and gather ideas/concerns, particularly with the neighborhoods that are being directly impacted by the brownfield sites. Educational materials describing the benefits of participating in the brownfields program (both as a property owner and prospective purchaser) will be created and distributed across the Town at local places of business (banks, realtor offices, doctor offices, grocery stores) to spread the word that funds are available to assist with economic development. With a Hispanic population of almost 50%, we will provide informational materials in Spanish and a translator from a community partner for community meetings and discussions. We have bilingual City staff that assist in translation and production of Spanish handout materials, as well as the use of audio equipment that translates English to Spanish for those in attendance at community meetings.

b. Partnerships with Government Agencies

In addition to EPA, we will continue our partnerships with the following entities.

i) Local/State/Tribal Environmental Authority

NCDEQ Brownfields Program – The NCDEQ Brownfields Program staff will also be used during outreach efforts to prospective buyers and as speakers at our BSC meetings and public outreach events to educate all on the benefits of their program.

ii) Other Governmental Partnerships

Chatham County Public Health Department will ensure public health issues are addressed during assessment, cleanup, and redevelopment, and provide information/answer questions at community meetings. A health department staff member is also ready to serve on the BSC.

Triangle J Council of Governments addresses public challenges that transcend political boundaries and serves as the lead regional agency representing member governments in our seven county region. They will continue to assist the Town with other funding opportunities.

Piedmont Conservation Council leverages people and resources for innovative projects that promote conservation and sustainable communities. They will continue to help us apply for and administer grants in our project area and assist with administering these grants.

NCDOT - Siler City will continue its relationship with the NCDOT to complete the Loves Creek Greenway and address road improvements as necessary in the targeted areas.

c. Partnerships with Community Organizations

Although there are no formal community organizations/groups in the targeted neighborhoods, we have already reached out to our most active community based organizations. These organizations are involved with various projects (NC STEP Central Park Committee, Downtown Master Plan, and Loves Creek Watershed , etc.) throughout the Town and will be a great resource to the project in the planning and implementation stages. We have also involved a church that is central to both our target areas. Our community involvement plan calls for engaging our communities through targeted public meetings and citizen participation on the Steering Committee.

i. Community Organization Description & Role

Siler City Development Organization!, Inc. was formed to improve economic, social and cultural quality of life in Siler City through partnerships with the Town and community organizations. A member participates on the BSC and assists us with community outreach.

Chatham Economic Development Corporation is the lead economic development agency for Chatham County. This non-profit provides support to businesses with relocation and expansion



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plans and markets Chatham County as the preferred location for emerging growth companies. The EDC has committed to using their expertise to help us focus our efforts on sites with the most economic development potential and assist with business recruitment to these sites.

The Hispanic Liaison is a non-profit whose mission is to empower Hispanics to overcome the challenges they face in our community. They will provide an interpreter at public meetings and assist with educational outreach and promotion of the program and available properties.

Central Carolina Community College has a satellite campus in Siler City and provides an excellent location for hosting public meetings and workshops. The Town and College have a great relationship and will find ways to provide opportunities for students to participate in the brownfield project. They will also assist with job training, job placement and vocational rehabilitation services for Siler City citizens. A representative participates on the BSC.

Wren Industries, Inc. and Wren Family Estate, LLC are commercial property and land owners in Siler City dating back over 50 years. They have promoted the growth of Siler City through property development and revitalization. They are committed to assisting in promoting the project by participating in public meetings, assisting with community outreach, and providing input on the development potential of sites.

Loves Creek Watershed Stewards meet quarterly to discuss ways to further turn the watershed into a green amenity for the Town. The group will continue to support the Town on the brownfields project, assist with outreach efforts and assist in ways to stimulate the local economy.

Chatham Chamber of Commerce is an organization focusing on the economic vitality of Chatham County and the increased visibility and advocacy of its members. The Chamber will support the Town on the brownfields project, assist with outreach efforts and assist in ways to stimulate the local economy.

First United Methodist Church has pledged their support for this project and have offered their facilities for public meetings and will assist with public outreach and with the dissemination of project information and updates.

ii. Letters of Commitment - Letters from the above community organizations are attached.

d. Partnerships with Workforce Development Programs

Siler City will promote local hiring of community members and businesses in the assessment, cleanup, and/or redevelopment phases of the project. The City of Durham, only 50 miles from Siler City, received an EPA Brownfield Job Training grant in 2014. We have contacted the Durham's Office of Economic and Workforce Development to discuss their training program, seek opportunities to work with their graduates, and learn from their successes in the event we apply for a similar grant. We already have a commitment from the Triangle South Workforce Development Board (TSWDB) to help us provide opportunities for local residents in the Town's brownfield project. TSWDB is the designated administrative/fiscal agent for the Federal and State workforce development funds appropriated by the NC Department of Commerce for a four county area, including Chatham County. Finally, we will partner with Central Carolina Community College (CCCC) to proactively address workforce training needs through their Economic and Community Development Division. CCCC has an educational site in Siler City and will bring the necessary training classes to this location.

4. PROJECT BENEFITS

a. Welfare, Environmental and Public Health Benefits

We anticipate the following welfare and public health benefits for our public (in particular our sensitive populations) from these grants:



TOWN OF SILER CITY, NORTH CAROLINA

- Additional jobs, reduced unemployment and increase in the tax base through the successful redevelopment of the Charles Craft Cotton Mill, Pilgrim's Pride and Siler City Dog Mill sites along with the successful development of our megasite;
- Providing more jobs within the target areas of Siler City will reduce the amount of commuter miles, effectively reducing the amount of noise and air pollution from the traffic;
- New affordable housing, through development of the Henry Siler Mill, Chatham Hospital and/or others, will reduce the number of households spending too much on rent/housing costs;
- New, productive uses will reduce the vandalism and "unscrupulous" activity at our sites and provide the amenities (pharmacies, groceries, recreational space) needed in our target areas;
- Increased use of Loves Creek as a community and recreational resource once water quality is improved and properties around the creek put back into beneficial reuse;
- Redevelopment/reuse of our target properties with the envisioned uses will result in removal of blight, higher property values, more job opportunities and less poverty in the impacted areas;
- Higher property values will increase our tax revenue, allowing us to invest in the necessary infrastructure and transportation improvements;
- Removal of blight creates a sense of community pride that encourages residents to go out into the community, which addresses our obesity problem and benefits overall community health and welfare;
- Greenspace development (including the Boling Chair site and Loves Creek Greenway), will increase the value of properties in our target areas and provide residents spaces to exercise and congregate and help address our health and obesity problems; and
- Redevelopment of the Siler City Mill site as a Farmers Market will result in more healthy food options for the surrounding community, further addressing our health and obesity problems.

Cancer, heart disease and obesity are prevalent in our community. Although actual data tying these brownfields to health problems does not exist, anecdotal evidence suggests that residents in these communities are at risk to exposure from these brownfield sites. Years of assessing similar sites routinely uncover VOCs, SVOCs, metals and other pollutants in the soil, groundwater, air, and surrounding surface water bodies. In addition, many of these sites are not fenced or secure, allowed unimpeded access to these structures that are dilapidated and most likely full of asbestos (lung cancer) and lead-based paint (a threat to children). Using these funds to assess the actual conditions at these sites will allow the town and property owners to take steps necessary to remove sources or put systems in place to mitigate exposure, resulting in a safer community. Such steps will invariably improve the health of our community and help address our obesity problem and reduce our leading causes of death (cancer and heart disease).

The Town anticipates the following environmental benefits from these grants:

- Cleaning contaminants will result in cleaner soil, air, groundwater, and surface water in the vicinity of our brownfields resulting in a more attractive, vibrant community, and prevent contaminant exposure to humans, animals, and natural resources;
- Improved water quality, habitat and aquatic life and reduction of potential exposures in Loves Creek and its watershed;
- Increased environmental awareness through our community outreach efforts;
- The reuse and redevelopment of our brownfields will reduce migration away from our downtown and conserve currently undeveloped natural/green space; and
- The reuse of these community assets will reduce air and noise pollution by giving residents the choice to walk or drive fewer miles to work, services, shopping and recreational venues.



TOWN OF SILER CITY, NORTH CAROLINA

For some sites the Phase I ESA will not identify a need for further investigation. For those properties, the Phase I will alleviate the perception of environmental contamination and directly clear the way for redevelopment. The Town recognizes that these sites are valuable assets and removing/addressing the environmental uncertainties will make them significantly more marketable and lead to a better general environment in the community.

b. Economic and Community Benefits

Project outcomes that will lead to numerous economic, non-economic and community benefits include, but are not limited to, the number of new engaged community members resulting from our project, the number of acres of brownfields made ready for reuse, the number of acres actually redeveloped, the amount of greenspace developed (Boling Chair park and Loves Creek Greenway), the number of jobs created and the number of redevelopment dollars leveraged. Redeveloping some of our brownfields into attractive housing, retail and greenspace/recreational areas will lower our unemployment, increase our tax base, and reverse the outward migration of businesses and help attract the large advanced manufacturer targeted for our 1,800+ acre "megasite". This greenfield site is a collaboration between the Town, Chatham Economic Development Corporation and a private landowner. It is anticipated that the user of this site would bring at least 1,000 direct jobs and lead to thousands of related jobs in supplier companies that could easily be located on some of our brownfield sites. We anticipate that redevelopment of our four major brownfields could increase our tax base by as much as \$80 Million, resulting in as much as \$684,000 in an additional property taxes annually. In addition to improving our tax base, this project will have other economic benefits. Successful redevelopment should spur other property owners to repair their properties and have a positive impact on the targeted communities. Non-economic and community benefits will be realized through the development of the Boling Chair site as greenspace, completion of the Loves Creek Greenway Trail, and the other greenspace/recreational opportunities that will present themselves as the brownfield sites in the Loves Creek Watershed are addressed and cleaned up.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE,

a. Audit Findings – We have not received adverse audit findings for current or previous grants.

b. Programmatic Capability

Mr. Jack Meadows, Director of Planning and Community Development, in conjunction with the Board of Commissioners, Town support staff, and BSC will provide the overall direction for our project. Mr. Meadows has 13 years of experience with the Town and managing federal and state grants. Mr. Meadows will provide regular updates and progress reports to the Town Manager, Mr. Bryan Thompson and the Board of Commissioners. Mr. Meadows will be supported by Mr. Roy Lynch, Finance Director for the Town. Mr. Lynch has had extensive experience working with grant projects. In the event of staff turnover, either individual will be prepared to effectively manage the project until the Town is able to fill the open position. Additionally, due to the technical nature of the project and the fact that this is our third attempt at getting this project funded, we recently retained an experienced brownfield consultant to assist the Town with this project. The **Piedmont Conservation Council** will continue to partner with us by applying for an administering additional grants for this project. The project team will have the capabilities to perform all of the required activities immediately upon grant award. If additional expertise or resources are needed, we will procure those services in accordance with Town and/or EPA guidelines.



TOWN OF SILER CITY, NORTH CAROLINA

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

Mr. Meadows will use EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES) along with the Steering Committee to assist with tracking, measuring and evaluating our grant progress. These tools will make sure we are on track and achieving our outcomes, outputs and results. He will also communicate regularly with our EPA Project Manager, including weekly status emails and monthly project status calls, as needed. Quarterly reports will also be submitted to EPA. Below is a list of anticipated outcomes and outputs.

Task	Output Measurement	Outcome Measurement
Public Involvement	Completed CIP; # of Steering Committee Meetings; # of Public Meetings; # of attendees; # Outreach Materials Distributed	# of Community members engaged through project activities
Site Inventory and Characterization	# of sites inventoried; # of Phase I and Phase II ESAs; # sites entered into NC Program	Completed inventory; # of acres assessed; # acres in NC Program
Cleanup and Redevelopment Planning	# of ABCAs; # of redevelopment concepts & plans; # of mitigation measures implemented	# acres redeveloped; # acres ready for reuse; # jobs created; # dollars leveraged

d. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Assistance Agreements

1. Purpose and Accomplishments – A summary of the Town's successful history of obtaining grants from the federal and state government as well as successfully managing them follows:

Town of Siler City Example Grant Management			
Granting Agency	Amount	Purpose	Accomplishments
NCDOT	\$1,200,000	Loves Creek GW	Paved walking trail along Loves Creek (partially complete). Provides pedestrian access for low-moderate income families to parks, downtown, etc.
NCDOT	\$500,000	Safe Route To School	Provides safe pedestrian access for middle school children to nearby neighborhood schools.
NC Rural Center	\$125,000	NCSTEP Grant	Allowed all citizens to participate in an economic development strategy process. Downtown master plan, Pedestrian Master Plan, Phase 1 Environmental Assessment in Downtown, 9 Wayfinding signs, more than 20 improved facades downtown, Community Branding Guide
NC CDBG	\$350,000	NC Arts Incubator	Downtown building renovation – roof, heating and air, electrical. Allowed the arts community to thrive in downtown Siler City by providing artists a chance to occupy vacant downtown spaces.
NCDEQ	\$2,000,000	Expansion of Lower Rocky River Reservoir	Previous water supply did not meet the needs of the existing customers. Increase the safe yield from 4 mgd to 6 mgd.

2. Compliance with Grant Requirements

Town of Siler City Example Grant Compliance					
Granting Agency	Grant Compliance			Status (Complete/In progress/closeout)	Reporting
	Work Plan	Schedule	T & C		
NCDOT	☺	☺	☺	In progress – Began Jan. 2015	Project ongoing, reporting up to date
NCDOT	☺	☺	☺	In progress – Began May 2015	Project ongoing, reporting up to date
NC Rural Center	☺	☺	☺	Closeout	On time, including closeout reporting
NCCDBG	☺	☺	☺	Closeout	On time, including closeout reporting
NCDEQ	☺	☺	☺	Closeout	On time, including closeout reporting

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

11/13/2017

4. Applicant Identifier:

Siler City, NC FY18 Assessment

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** Town of Siler City, North Carolina

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

56-6001334

*** c. Organizational DUNS:**

0992291890000

d. Address:

*** Street1:** 311 North Second Avenue

Street2:

*** City:** Siler City

County/Parish:

*** State:** NC: North Carolina

Province:

*** Country:** USA: UNITED STATES

*** Zip / Postal Code:** 27344-3161

e. Organizational Unit:

Department Name:

Planning Department

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Jack

Middle Name:

*** Last Name:** Meadows

Suffix:

Title:

Organizational Affiliation:

*** Telephone Number:** 919-742-2323

Fax Number: 919-742-2758

*** Email:** jmeadows@silercity.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Town of Siler City, NC EPA Community-Wide Brownfields Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment**Delete Attachment****View Attachment****17. Proposed Project:*** a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment**Delete Attachment****View Attachment**

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

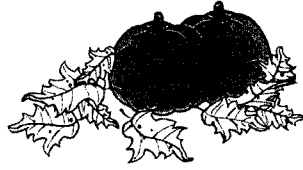
* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

TOWN OF SPRING HOPE

P.O. Box 87
118 W. Railroad Street
Spring Hope, NC 27882



Phone: (252) 478-5186
Fax: (252) 478-7131

R04-18-A-064

November 10, 2017

Ms. Barbara Alfano
Brownfield Coordinator
Environmental Protection Agency, Region IV
Atlanta Federal Center
61 Forsyth Street, SW 10th Floor
Atlanta, Georgia 30303-8960

RE: Town of Spring Hope, North Carolina
FY2018 Brownfields Assessment Grant Application

Dear Ms. Alfano:

The Town of Spring Hope, North Carolina, is pleased to submit the enclosed application for a brownfields assessment grant. The Town is requesting \$300,000 in funding from the Environmental Protection Agency (EPA) (\$200,000 hazardous and \$100,000 petroleum) in order to begin our brownfields program. Located within the City of Raleigh metropolitan area, we are in the process of implementing a three pronged approach to bringing jobs and those seeking a more 'small town' way of life to Spring Hope. First, we are striving to restore vibrancy to the downtown, including attracting new commercial and retail developments to infill our vacant downtown properties. Second, we are promoting residential growth in the downtown area. The third prong includes the redevelopment of former industrial properties on the outskirts of town, which will in turn provide more jobs and increase the tax base. These properties are prime for economic development due to their location and existing infrastructure. Funds from this grant will assist us in the implementation of this process by providing the environmental assessments, community outreach, and cleanup planning to encourage the redevelopment of brownfields sites.

- a. APPLICANT IDENTIFICATION: Town of Spring Hope
118 West Railroad Street
Spring Hope, North Carolina 27882
- b. FUNDING REQUESTED:
 - i. Grant Type: Assessment
 - ii. Assessment Grant Type: Community Wide
 - iii. Federal Funds Requested: \$300,000
 - iv. Contamination: Hazardous Substances \$200,000/Petroleum \$100,000
- c. LOCATION: Town of Spring Hope, Nash County, North Carolina

d. PROPERTY INFORMATION: N/A – community-wide proposal

e. CONTACTS:

i. Project Director

Jae Kim, MPA, CZO

Town Manager

Town of Spring Hope

P.O. Box 87

118 W. Railroad Street

Spring Hope, NC 27882

Ph. (252) 478-5186, ext: 225

Fx. (252) 478-7131

jhkim@springhope.net

ii. Chief Executive/Highest Elected Official

James (Buddy) Gwaltney III

Mayor

Town of Spring Hope

P.O. Box 938

118 W. Railroad Street

Spring Hope, NC 27882

Ph. (252) 478-5186

Fx. (252) 478-7131

jfgelect@gmail.com

f. POPULATION:

i. 1,289 (US Census ACS 2015 Five-year Estimate)

ii. The Town of Spring Hope is a municipal form of government.

iii. The Town of Spring Hope is located in Nash County, North Carolina, which has not experienced persistent poverty over the past 30 years.

g. REGIONAL PRIORITIES CHECKLIST: Attached.

h. LETTER FROM THE STATE ENVIRONMENTAL AUTHORITY: Attached.

The Town of Spring Hope is committed to the success of this program and the redevelopment of brownfield sites within our community. Thank you for your time and consideration. If you should have any questions, please do not hesitate to contact me at (252) 478-5186 Ext. 225.

Sincerely,



Jae Kim
Town Manager

Regional Priorities Form/Other Factors Checklist

Name of Applicant: **Town of Spring Hope, North Carolina**

Regional Priorities Other Factor

Regional Priority Title(s): **Assistance to Communities That Have Limited In-House Capacity to Manage Brownfields Projects**

Page Number(s): **N/A**

Assessment Other Factors Checklist

Other Factor	Page #
<i>None of the Other Factors Apply</i>	
Community Population is 10,000 or less	2
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% of more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying in the proposal the amounts and contributors of resources and have included documentation that ties directly to the project.	9-10
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



Waste Management
ENVIRONMENTAL QUALITY

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

November 2, 2017

Mr. Jae Kim
Town Manager
Town of Spring Hope
P.O. Box 87
Spring Hope, NC 27882

Re: U.S. EPA Brownfields Assessment Grant – Town of Spring Hope

Dear Mr. Kim,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the Town of Spring Hope's application for a U.S. EPA Brownfields Assessment Grant. The Town of Spring Hope intends to apply for an assessment grant for hazardous and petroleum substances sites within the township. The grant funds for which the Town of Spring Hope seeks would be a catalyst to economic revitalization for the town.

We hope the Town of Spring Hope is successfully awarded this grant, and we will support you throughout your brownfields redevelopment efforts. Spring Hope shows great vision by identifying brownfields as a key economic driver for your community. This funding would facilitate your pursuit of that vision and result in environmental and public health benefits for the Town of Spring Hope.

The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project(s). This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local prospective developers regarding brownfields redevelopment and the liability relief and tax incentives available. The liability relief and tax incentives offered by a brownfields agreement can often facilitate deals that would not have been possible without an agreement.

We look forward to working with you regardless of a grant award or not. We truly believe successful brownfields projects can rejuvenate a community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bruce Nicholson', written over a horizontal line.

Bruce Nicholson
Brownfields Program Manager

cc: Cindy Nolan, U.S. EPA Region 4
Brian Kvam, Cardno

1. COMMUNITY NEED**a. Target Area and Brownfields:**

i. Community and Target Area Descriptions: The Town of Spring Hope, North Carolina, lies in the northeast portion of the state along the geographic fall line between the piedmont region to the west and the Atlantic Coastal plain to the east. Located approximately 30 miles northeast of Raleigh, this small town of just over 1,200 residents encompasses only 1.4 square miles centered around a former railroad depot. The depot was pivotal to the development of the town in the 1800s. Originally constructed as the end point of a railway spur line off the Wilmington and Weldon Line, Spring Hope quickly became a hub for farmers seeking to bring their crops to market. Surrounding cotton, tobacco, and pine (lumber) farmers utilized the depot for transport; and, over time, a large lumber yard and cotton seed-oil factory located here. As the local economy grew and flourished, Spring Hope became the most affluent of the small railroad towns located in Nash County and one of the largest inland cotton markets in North Carolina. Small mercantile establishments catering to the railway traffic popped up adjacent to the depot as did several industries and warehouses for tobacco processing and storage along with a wagon factory. The 1930s brought a significant change to the local economy, however, when the boll weevil destroyed cotton crops and the Depression settled in. Spring Hope could no longer sustain itself as a commercial area for the farming industry, as the agricultural industry was decimated. The economy abruptly shifted from an agrarian to a manufacturing base. Spring Hope, like many small rural towns in Nash County and across the state, turned to the textile industry in the form of sewing plants to expand the economic base. This sufficed for several decades until the mid-1990s, when these key economic drivers were forced to close due to foreign competition. Other key industrial plants, including a large Masonite factory and an American Rockwool plant, succumbed to the changing economy and closed in 1998 and 2002, respectively. This exodus of large employers and jobs greatly impacted the town. Running through the center of town, Nash Street was a main east-west artery between Raleigh and Rocky Mount that followed the railroad tracks, which also served these large employers. Just as the industries left, so did the traffic that once traveled this road and the people that once patronized downtown businesses. After the US Highway 64 bypass was constructed, service stations that once catered to motorists along the downtown stretch of Nash Street were forced to close. At least five closed or underutilized former gas stations and a former oil depot, vacant and for sale, now line the corridor. The once thriving downtown now consists largely of vacant storefronts. A former hardware and farm supply business that occupied a three-block area in the heart of downtown is shuttered and quietly decaying. The sewing factory located a few blocks from the railroad depot is now also closed, vacant, and blighted. The town needs assistance to encourage the redevelopment of these brownfield sites and to revitalize our community. We will primarily target brownfield sites within our downtown area and the former industrial facilities in town or in our extra-territorial jurisdiction. These sites impact our entire community; therefore, our entire small town of only 1.4 square miles is the target community.

ii. Demographic Information and Indicators of Need: The employer exodus has also left the town economically disadvantaged. The small population has nearly 30% of individuals living below the poverty threshold compare to 18% in surrounding Nash County and 17% in North Carolina. The median household income in Spring Hope (\$24,167) is nearly half that of Nash County (\$42,713) and the state (\$46,868). Nearly one-third of the population of families with children under the age of eighteen are living below the poverty line. As a result, 73.7% of students attending Spring Hope Elementary (a Title 1, "D-rated" school due to inability to meet state mandated growth requirements) are eligible for free and reduced lunch, which is significant compared to the state average of 57.27%.¹ Almost one quarter of the population is elderly, a

¹ www.startclass.com

Community-wide Hazardous and Petroleum Funding

sensitive population. In addition, Spring Hope is a majority-minority community with 55.8% of the population identified as a minority. African-Americans account for 49.3% of the population compared to Nash County at 38.2% and North Carolina at 21.5%. Data from the 2012 Nash County Community Health Assessment indicates a growth in the African-American population from 33.9% (2000) to 37.2% (2010). This data suggests environmental justice disparities as evidenced by growing elevated minority and poverty stricken populations living amid the brownfield properties as discussed below.

Spring Hope Demographic Information

Demographic	Town of Spring Hope	Nash County	North Carolina	United States
Social Statistics				
Population	1,289	94,722	9,845,333	316,515,021
Percent Minority (Alone)	55.8	45.6	30.5	26.4
Percent African-American (Alone)	49.3	38.2	21.5	12.6
Percent Hispanic (Alone)	5.2	6.5	8.8	17.1
Percent Children (5 -under)	6.3	5.9	6.2	6.3
Percent Elderly (65-over)	23.7	15.6	14.2	14.1
Percent Women of Child Bearing Age	25.2	35.4	39.0	39.5
High School Graduate or Higher	71.0	84.0	85.8	88.8
Bachelor Degree	10.6	19.2	28.4	33.1
Economic Statistics				
Individuals Below Poverty Level	29.2	18.5	17.4	15.5
Families with Children Below Poverty	27.6	22.3	20.5	18.0
Per Capita Income	\$16,214	\$23,082	\$25,920	\$28,930
Median Household Income	\$24,167	\$42,713	\$46,868	\$53,889
Unemployment Rate	12.0	11.9	9.4	8.3
Median Home Value	\$91,800	\$118,600	\$154,900	\$178,600
Percent Vacant Homes	19.3	13.4	14.5	12.3
Percent Rental	63.9	35.6	34.9	36.1

Source: American Community Survey 2015 Five-year Estimate Data Set – www.census.gov, accessed July 2017

iii. Description of Brownfields: For a town with such a small geographic footprint of Spring Hope (1.4 square miles), it is nearly impossible to reside, work, or play without being near or on a brownfield. There are several major properties which are of high concern and appear to be the biggest obstacles to redevelopment in Spring Hope. In downtown, the former JHRG Sewing Factory and the former F.D. Bissett & Sons hardware and farm supply store are located on prominent blocks adjacent to the former rail depot. The sewing factory had a brief stint as a book warehouse for out-of-print books, but it too closed. Now, its broken and boarded up windows blight the downtown. In its prime, the building was crowded with sewing machinery that was cleaned and maintained with potentially hazardous solvents and chemicals, while the building was heated by a boiler fueled by petroleum products. The site is feared to be impacted from the past use, improper storage, and spills from these potential contaminants of concern, and neighboring properties question whether they may be at risk. Single-family residences are located across a narrow road on two sides of the property. F.D. Bissett & Sons was once a prominent business in town, where farmers from miles around would come to pick up supplies that were delivered to the store by rail. Business was so good that F.D. Bissett & Sons grew to occupy a quarter of three separate blocks. Unfortunately, in 2011 the business closed due to increased competition from national hardware and farming supply stores. Through the windows of the main store building, you can still see displayed some pieces of historical farming equipment, but just beyond that is a dark retail space littered with the remnants of the once prosperous hardware store. Across the street, the metal sheds that once held bulk amounts of fertilizers and agricultural chemicals sit rusting and in disrepair. At least one community member

Community-wide Hazardous and Petroleum Funding

believes the store may have had a fueling dispenser at one time, so underground storage tanks may be present on site. Again, the historic use and storage of these chemicals, herbicides, pesticides, and petroleum products creates concerns for any potential redevelopment as well as neighboring properties. Immediately adjacent to the two the parcels with the sheds are single-family homes, which share the rest of the blocks. Near the western end of Nash Street sits a typical site for the corridor -- a vacant former gas station. The Triangle Gas property sits derelict with its outdated pumps, greeting visitors as they enter the downtown area from the east. The North Carolina Underground Storage Tank database indicates a historical release on the property, again typical of former gas station properties. Next door, residents of a nicely maintained single family home try to ignore the blight and the potential underground contamination. Other former gas stations along Nash Street and scattered throughout town are also vacant or underutilized, but Triangle in particular is a priority due to its prominent location at the entrance to town. Left unassessed in their current conditions, these properties have little hope of being redeveloped and put to more productive uses. The following table outlines key brownfield properties, their past uses, the potential environmental concerns associated with them, the proximity of these properties to potential receptors, and potential reuses as identified by our community.

Primary Brownfields In Spring Hope

Property	Previous Use	Potential COCs	Proximity to Receptors	Potential Reuse
F. D. Bissett & Sons	Hardware and farm supply	Herbicides, Pesticides, Solvents, Petroleum Hydrocarbons	Homes immediately adjacent on two of the parcels, across the street from one	Retail and multi-family housing
JHRG Sewing Factory	Cut and sewing factory	Boiler, smoke stack	Homes across the street on two sides of the property	Craft distillery or brewery
Triangle Gas	Former gas station	Petroleum Hydrocarbons	Home immediately adjacent to former station	Commercial retail
Matthews Oil Company	Dispensing of bulk petroleum products	Petroleum Hydrocarbons	Homes across the street from bulk petroleum dispensers	Commercial light industrial
American Rockwool	Former rock wool insulation manufacturer	Slag, silica minerals, heavy metals, PAHs	Homes across the street from factory entrance; farms adjacent	Light industrial, solar farm
Masonite Plant	Former manufacturer of high-density fiber board from wood chips	Petroleum, VOCs, SVOCs, PAHs, heavy metals	Bear Branch Creek runs through the property at the back of the plant	Large industrial, manufacturing

b. Welfare, Environmental, and Public Health Impacts:

i. Welfare Impacts: The high poverty rate (29.2%) of individuals coupled with low levels of educational attainment (10.6% college graduate) indicate Spring Hope is severely lacking in good paying jobs for those with higher degrees and/or skilled workers. As large employers, such as Masonite that once employed 50-75 workers, in Spring Hope closed or moved, so did our most educated and skilled. A 2012 County Health Assessment indicated that 16.3% of residents in Nash County are illiterate; significantly higher than 13.6% for all of North Carolina. While jobs are plentiful in nearby Raleigh, we lack a mass transportation system to bring our most disadvantaged residents to where the jobs are. Thus, Spring Hope suffers from an unemployment rate nearly 45% higher than the state's.

In addition, the blighted state of brownfields properties in Spring Hope have had a detrimental effect on residents. Nearly every block of downtown has at least one derelict property in need of revitalization, which in turn has had a dampening effect on the spirits of neighboring residents who have little to no incentive to maintain or upkeep their homes. A 2005 study published in the Journal of Social Health and Behavior noted that public health officials need to seriously consider the mental health impacts of living near brownfields. "Residential proximity to industrial activity has a negative impact on mental health. This impact is both direct

and mediated by individuals' perceptions of neighborhood disorder and personal powerlessness, and the impact is greater for minorities and the poor than it is for whites and wealthier individuals."² In addition, the vacant properties pose a safety risk due to the neglected conditions of the buildings and grounds and the potential for fire, crime and vagrancy.

ii. Cumulative Environmental Issues: These and other major industries have impacted Spring Hope's air, soil, and groundwater for decades. With the railroad running through the center of Spring Hope, the target community was historically impacted by the noise and diesel emissions from passing trains. While now no longer in use, the right-of-way still presents concerns of contamination from decades of herbicide and pesticide use and latent contamination from petroleum and coal use. EPA's EnviroFact mapping tool currently indicates the presence of five facilities listed with air emissions permits and two facilities listed as small quantity RCRA generators. The EPA's EJScreen Mapper Tool, shows most of the Town in the 80th percentile for the demographic index (minority and low income) and in the 91st percentile for Over the Age of 64 compared to the US. We are in the 83rd percentile on the EJ Index for fine particulate matter in the air (PM2.5), 84th percentile for ozone levels, and 81st percentile for cancer risk. Homefacts.com lists four non-NPL Superfund sites, three registered polluters, and 72 tanks and spills. While the environmental issues are concerning, Homefacts.com is a site used by people investing areas when relocating. Based on those numbers, the website gives Spring Hope a "red flag" for Environmental Hazards, which is yet another barrier to overcome in our revitalization efforts.

In October 2016, Hurricane Matthew moved slowly across eastern North Carolina, inundating the region with more than eight to ten inches of rain in as little as 6 hours. The heavy amounts of rainfall caused flooding and severe run-off, swelling local creeks, and overflowing the Tar River. The runoff and flood waters potentially carry contaminants overland; and, once the flood waters recede, fine particulate contaminants (metals, PCBs, pesticides, herbicides) can become airborne once the sediments dry.

iii. Cumulative Public Health Impacts: According to data culled from the 2016 County Health Rankings report (data is unavailable at the Town level), Nash County ranked very poorly for Physical Environment. This is mostly due to lack of access to recreational facilities and healthy foods. (17% of low-income residents do not live near a grocery store.) The County also ranked low due to poor health statistics. The 2014 hospital discharge rate for asthma in Nash County was 145.2 compared to 90.9 for the State of North Carolina. Several other public health parameters such as obesity (32% Nash County vs. 30% North Carolina), total cancer rate (185.1 Nash County vs. 169.1 North Carolina), and fetal death (10.6 Nash County vs. 6.8 North Carolina) indicate that the county falls behind the state in terms of health. The presence of brownfields could be contributing to these ailments; lack of access to healthy foods or walkable places of employment and recreation could be reinforcing a sedentary lifestyle and thus increasing obesity. Elevated fetal death rates could be related to exposure to harmful chemicals emanating from brownfield properties located just across the street from young mothers homes.

The 2013 Nash County Community Health Needs Assessment also determined the severity of barriers to healthcare access in a given community by assigning a Community Needs Index (CNI) to local municipalities within the County. The CNI gathers data about that community's socio-economy such as what percentage of the population is elderly and living in poverty, what percentage is uninsured, what percentage is unemployed, etc. Using these data a score is assigned to each barrier condition (with one representing less community need and five representing more community need). The scores are then aggregated and averaged for a final

² Downey, L, Van Willigen, M. (2005). Environmental stressors: the mental health impacts of living near industrial activity. *The Journal of Health and Social Behavior*, 46(3), 289-305.

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CNI score (each barrier receives equal weight in the average). A score of 1.0 indicates a zip code with the lowest socio-economic barriers, while a score of 5.0 represents a zip code with the most socio-economic barriers. Spring Hope received a CNI score of 4.0 and is considered a high need community.

c. Financial Need:

i. Economic Conditions: Currently, the Town has limited funding sources and little opportunity for revenue growth. Spring Hope has a small population of only 1,289 people and, therefore, a limited tax base. With the closures of the larger employers, many of Spring Hope's residents, who lack reliable transportation, find it difficult to find quality jobs. New jobs have not come in to replace those lost. The total proposed budget for the 2017 fiscal year decreased by 7% from the prior year budget. The decrease in spending was necessary due to reassessment and a drop in property values, resulting in lower property tax revenues. The Town budgeted a 3% increase for fiscal year 2018 due to increases in personnel and maintenance expenses. Motor vehicle tax revenues have also been in steady decline for the last three years. The Town has investigated other sources of funding for a brownfields program, but state funding sources do not fill this need. The EPA brownfields program seems to be the only option. The Town cannot further burden the small tax base to fund a brownfields program independently.

In addition, the Hurricane Matthew further squeezed Town finances by flooding the newly renovated community building (damage to flooring and roof, mold issues), washing out the road to the wastewater treatment facility, and damaging awnings on Town Hall. Fortunately, insurance and state and federal assistance will cover most of the damage to Town facilities, but funding gaps do exist including the stress on Town resources to respond and assist the community. Unfortunately, not all community members, property owners, and businesses were insured or covered by the disaster assistance. For those, Hurricane Matthew is just an additional economic stress factor in an already distressed community.

ii. Economic Effects of Brownfields: Our community continues to struggle with many hardships, including poverty, distressed property, and disinvestment. Our significant renter population (63.9%) and vacant housing rate (19.3%) also make stabilizing the area particularly challenging, as transiency contributes to the wear and tear of a dwelling unit and property owners can be slow to make repairs, thus adding to the area's overall deteriorating conditions. These derelict conditions also negatively impact the smaller percentage (36.1%) of owner-occupied households who have little incentive to maintain their own properties when the property next-door is run-down, abandoned, burned-out, or has potential contamination. As the demographic data illustrates, home values have suffered as a result. However, the census data may actually be overstating the values. According to data from Zillow, properties in five of the seven property transfers since October 2016 have sold for below their assessed values, ranging from a 24% to a 77% discount. The median discount was 39% less than the assessed value (www.zillow.com). For example, one property assessed for \$154,385 sold for only \$85,000. Not surprisingly, this property is also located one block from the former railroad track and near the downtown brownfield properties. Spring Hope once had an active, vibrant downtown. Today, approximately 20% of the buildings are vacant and closer to 45% are underutilized.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Redevelopment Strategy, and Timing and Implementation:

i. Project Description and Alignment with Revitalization Plans: The brownfields project will conduct site assessments and cleanup and redevelopment planning for properties with potential hazardous substance contamination and properties with potential petroleum contamination within our downtown area and the former industrial facilities in town or in our extra-territorial jurisdiction. The project will also include significant community engagement in site selection,

prioritization, visioning, and redevelopment planning.

As reflected in the Town motto, “Honoring the Past; Building the Future”, we are committed to revitalizing our community while preserving our history. Our close proximity to Raleigh makes our town a potential desirable location for families seeking small town life, while still benefiting from the jobs and services in the greater metropolitan area. With the help of our community, we developed the **2020 Vision: A Land Use Plan for the Town of Spring Hope**, which set goals of economic growth, downtown revitalization, enhancing physical appearances, and accommodating a variety of safe, attractive, and affordable housing choices among other goals for our town. As we continue to strive to achieve these goals, we have implemented a three-pronged approach in order to attract new residents and businesses. First, we will focus on rehabilitating and revitalizing the downtown into an economically healthy and vibrant district. This will include attracting new commercial and retail development to infill downtown brownfield sites (e.g., parcel 1 of F. D. Bissett & Sons, JHRG Sewing Factory, Triangle Gas, and Matthews Oil Company) with new commercial and retail businesses. As part of this effort, we have also joined the NC Small Town Main Street Program, a program based on the national Main Street™ program. Second, we will promote residential growth in and around the downtown area. This will include encouraging the development of apartments on the upper stories of downtown buildings and the potential development of more multi-family housing on vacant or underutilized parcels (e.g., parcels 2 & 3 of F.D. Bissett & Sons). Third, we will work closely with our regional partners to market to and attract businesses and industries to redevelop our idled commercial and industrial properties (e.g., American Rockwool and Masonite Plant). We are making progress. We renovated the former rail depot in the center of downtown for the library’s use and assisted downtown businesses with a façade grant program with funding from the NC STEP program. A developer has recently shown interest in potentially redeveloping the JHRG Sewing Factory into a craft distillery, which could be catalytic project for our downtown. Assistance with assessments and cleanup planning on the site may help move the project forward. We are also working with the Carolinas Gateway Partnership and Duke Energy to actively market the Masonite site as a key economic development site for distribution centers or manufacturers. Building off this momentum, we will use the brownfields funding to assist in the environmental assessment and cleanup planning to further encourage the redevelopment of these priority brownfields sites. The brownfields project will complement and become an essential tool for all three prongs of our approach by clarifying the environmental uncertainties that are hindering the redevelopment of brownfield or neighboring sites into new businesses or residential developments and developing solutions and mitigation plans for sites that need to be addressed.

We will ensure equitable development occurs by including low-income and minority representatives on the task force and engaging low-income and minority communities in all phases of the project. For residential redevelopment projects, funding will only be used on projects that ensure a mix of housing types across a range of incomes. We will ensure sustainable development occurs by requiring consultants to consider and incorporate, where feasible, green cleanup and redevelopment strategies for sites. Walkability consideration will be particularly important for sites within the downtown area. We will ensure environmental justice will be supported by including representatives of our entire community, regardless of race, color, national origin, or income, on our task force and in all project activities.

ii. Redevelopment Strategy: The redevelopment strategy for each of our key sites is listed in the table contained in section 1.a.iii. Each site’s strategy includes taking advantage of the existing road, electrical, gas, water, sewer, and other utilities on site, plus both American Rockwall and the Masonite properties have rail access, an attractive asset for marketing to potential industries. In addition, this assessment project will incorporate equitable and sustainable development practices by promoting affordable housing – two of the F.D. Bissett & Sons parcels have been

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identified as potential sites for affordable, multi-family housing; by increasing economic competitiveness – the redevelopment of the American Rockwall and Masonite plant will increase the tax base and generate jobs and business opportunities; and, by providing more transportation choices – infill development in and around the downtown will enable walking and biking to be viable choices.

iii. Timing and Implementation: Our project will be led by Mr. Jae Kim, the Town Manager, with support from Mayor Buddy Gwaltney, Michelle Collins, Town Clerk and Finance Officer, and a qualified brownfields consulting firm. The consultant will complete technical aspects of the project including Phase I environmental assessments (first quarter through the eighth quarter), Phase II environmental assessments (third quarter through the tenth quarter), and cleanup planning (fourth quarter through the eleventh quarter). Community outreach activities will continue throughout the project and will be supported by town staff and the consultant. Mr. Kim will oversee all aspects of the project to ensure the schedule is maintained and the project is completed on time.

a. **Contractor Procurement:** Given the technical nature of this project and the need to be prepared to begin upon grant award, Spring Hope has already procured an experienced and qualified consultant to assist with implementation of the project. Led by Mr. Kim, the Town released a Request for Qualifications in July 2016 in accordance with state and federal guidelines (2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500) for a five-year contract to provide brownfields consulting services. The Town subsequently ranked the responses and selected the top ranked firm. Upon grant award, the Town will issue a task order to the firm and will be ready to begin work as soon as grant funds are received in October 2018.

b. **Site Inventory and Prioritization:** The preliminary site inventory was created prior to this grant application with input and involvement from the community. Sites will continue to be added to the inventory during the project through community driven vetting, and site priorities will be determined by the Brownfields Task Force (outlined in detail in Section 3.a.i. of this proposal) based on the following criteria: 1) environmental and welfare impact to the community; 2) compliance with our three-prong revitalization strategy; and 3) redevelopment potential. Criteria will be weighted depending on the needs and desires of the community as determined by the Task Force. Additional criteria may be added by the Task Force, once formalized. The initial meeting and prioritization will take place at the start of the project in October 2018, and the task force will review the site selection and prioritization on a quarterly basis.

c. **Obtaining and Securing Site Access:** In preparation for this application, we have had preliminary discussions with several property owners, who have shown interest in participating. Mr. Kim and the Mayor, who personally knows several of the owners, will continue to lead this effort to secure access to the high-priority sites. We will focus on sites that are for sale or redevelopment, property owners of which will more fully appreciate and understand the benefits of participating. For abandoned sites or sites where an owner cannot be identified or reached, the Town will explore legal options through statutory or court authority to access and assess properties.

b. Task Description and Budget Table:

i. **Task Description:** The Town of Spring Hope is seeking funding in the amount of \$200,000 for properties with potential hazardous substance contamination and \$100,000 for properties with potential petroleum contamination. Funding will be used for site assessments, cleanup planning, and community engagement. All cost estimates are based on information provided by the Town of Aberdeen from their brownfields assessment project. Management of the grant, including staff leading project activities, oversight, quarterly reporting, financial reporting, and all other

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associated reporting requirements will be led by the Town Manager and supported by town staff as an in-kind contribution to the project (estimated \$4,000/year; total of \$12,000).

Task 1 – Site Assessments: Our consultant will complete Phase I and Phase II ESAs, as well as asbestos-containing material surveys, lead-based paint surveys, and other assessments, as needed. Phase I ESAs will be performed by qualified personnel and in accordance with American Society for Testing and Materials (ASTM) Standard E1527-13 and the EPA All Appropriate Inquiry (AAI) Final Rule. Phase II ESAs will be conducted by qualified personnel in accordance with ASTM E1903-11. In addition, consultants will complete a generic and site-specific Quality Assurance Project Plans (QAPPs) and Health & Safety Plans (HSPs) each site prior to initiating field work. Consultants may also complete asbestos-containing material and lead-based paint surveys on selected sites.

Activity	Hazardous			Petroleum		
	Quantity	Unit Cost	Total Cost	Quantity	Unit Cost	Total Cost
Phase I ESAs	6	2,700	16,200	3	2,700	8,100
Generic QAPP	0.5	3,000	1,500	0.5	3,000	1,500
SSQAPP	4	3,500	14,000	3	3,500	10,500
ACM & LBP Surveys	4	4,200	16,800	n/a	n/a	n/a
Phase II ESAs	4	27,250	109,000	3	18,300	54,900
Total Costs			\$157,500			\$75,000

Task 2 - Cleanup Planning: Consultants will also complete cleanup redevelopment planning for selected properties for sites requiring cleanup. Our consultant will develop an Analysis of Brownfield Cleanup Alternatives (ABCA) by identifying potentially applicable remediation alternatives and estimating the nature, extent, duration, and cost of implementing site remediation activities. Sites selected for cleanup redevelopment plans will be based upon reuse alternatives supported by the community. As such, the project team will assist developers with comparing the potential land uses with the environmental impacts associated with the properties and the steps required to redevelop the property.

Activity	Hazardous			Petroleum		
	Quantity	Unit Cost	Total Cost	Quantity	Unit Cost	Total Cost
ABCAs	2	3,500	7,000	2	3,500	7,000
Cleanup Redevelopment Plans	2	4,000	8,000	1	4,000	4,000
Total			\$15,000			\$11,000

Task 3 - Community Engagement: Our project team will continue to actively seek and encourage community input and involvement throughout the project. A Brownfield Task Force will be formed of volunteer community members and business leaders. The Task Force's mission will be to serve as the voice of the community; provide input on site selection, prioritization, and redevelopment plans; disseminate project information to their communities; and, promote the benefits and opportunities of the program. In support of the Task Force, our team will prepare outreach and promotional materials to be distributed via mail (water bills), neighborhood meetings, newspapers, and the Town's website. In addition, throughout the project, we will hold public meetings to notify the community of the successes and challenges faced during the project and to solicit input and participation. In addition to Town staff, community outreach activities will also be supported by our brownfields consultants. Town staff's time will be provided as in-kind, leveraged services estimated to be \$4,000 per year (\$12,000 total).

Description	Cost Basis	Hazardous	Petroleum
2019 & 2020 National EPA Brownfields Conferences	\$1,550 (Airfare @ \$550, 4 nights @ \$150/night, 5 days per diem @ \$75, \$25 incidentals) x 2 staff x 2 conferences = \$6,200	\$4,800	\$1,400

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Regional Conferences	\$600 (Rental car 3 days @ \$50, 2 night @ \$100/night, 3 days per diem @ \$75, \$25 incidentals) 1 staff x 3 conferences = \$1,800	\$1,200	\$600
Travel Total		\$6,000	\$2,000

Description	Cost Basis	Hazardous	Petroleum
Community engagement meeting materials	8 display boards @ \$50, 250 brochures @ \$1.20	\$450	\$250
Newspaper Public notices	8 ads @ \$25 each	\$150	\$50
Postcard mailers for water bills	1000 postcards @ \$0.60	\$400	\$200
Supplies Total		\$1,000	\$500

Description	Cost Basis	Hazardous	Petroleum
Community Involvement Plan	1 plan @ \$3500	\$2,000	\$1,500
Brownfields Task Force Meetings	12 meetings @ \$600 each	\$4,800	\$2,400
Public Meetings	6 meetings @ \$600 each	\$2,400	\$1,200
Meetings with property owners	8 meetings @ \$600 each	\$3,200	\$1,600
Meetings with community groups	3 meetings @ \$600 each	\$1,800	\$600
Meeting prep and support	36 hours @ \$75/hr + \$200 for misc exp	\$1,900	\$1,000
Design of marketing materials	80 hours @ \$120/hr	\$6,400	\$3,200
Contractual Total		\$22,500	\$11,500

ii. Budget Table

Categories	Hazardous Budget				Petroleum Budget			
	Task 1	Task 2	Task 3	Total:	Task 1	Task 2	Task 3	Total:
Personnel								
Fringe								
Travel			\$4,000	\$4,000			\$2,000	\$2,000
Equipment								
Supplies			\$1,000	\$1,000			\$500	\$500
Contractual	\$157,500	\$15,000	\$22,500	\$195,000	\$75,000	\$11,000	\$11,500	\$97,500
Other								
Total	\$157,500	\$15,000	\$27,500	\$200,000	\$75,000	\$11,000	\$11,500	\$100,000

c. Ability to Leverage:

We are working on many fronts to revitalize our community and position the Town for economic growth. As mentioned previously, we have already leveraged funds through the NC Step program in support of our revitalization efforts to renovate our historic train depot for use by the library, updated our community center, and provided façade grants to local downtown businesses. Our ongoing initiatives (three-pronged strategy) will complement and leverage the anticipated brownfield work and encourage redevelopment. As outlined in the budget section, the town is committed to leveraging at least \$12,000 in in-kind services to implement the program (based on hourly rates of staff who will be dedicated to the project). We will build on this commitment by seeking all other available financial, economic development, technical, and human resources for brownfields redevelopment. This will include working with the federal and state government agencies (e.g., HUD, DOT, USDA, NC Department of Commerce, etc.), working closely with the private sector to leverage private investment, and closely collaborating with local community-based organizations.

When appropriate, we will also encourage developers and potential purchasers to enter the state of North Carolina's Brownfields Program to take advantage of the state liability protections and leverage the property tax credits offered. The North Carolina Brownfields Program allows non-responsible parties who have entered into the voluntary cleanup program to obtain local property tax relief upon completion of improvements to the brownfield property. The value of such improvements is excluded from future property taxes for five years at a rate of 90% exclusion in the first year, and then gradually decreasing to a 10% exclusion in year five. These

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property tax credits can be combined with the Historic Tax Credits and Low-Income Housing Tax Credits to help create an economically viable redevelopment.

Source of Funds	Purpose/Role of Funds	Amount	Status
Town of Spring Hope	In-kind services for management of the brownfield project	\$12,000	Secured
Chamber of Commerce	Grant for signage	\$200 each	Secured

A recent example, where we successfully leveraged several funding sources to achieve an environmental goal, is the project to upgrade to our waste water treatment plant. The plant was outdated, was out of compliance with our operating permit, and suffered from repeated violations of environmental standards. In order to fund the project, we leveraged two grants from the USDA totaling \$378,900 with a \$485,000 grant from the North Carolina Rural Center and a USDA loan through First Citizens bank for \$558,000, which was paid back through revenues from the town sewer services. The over \$1.4 million in leveraged funding allowed the Town's utility to once again be in compliance with North Carolina environmental standards.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan: In this small town, we rely on the active participation and support from all our residents. Similar to the successful revitalization committee which oversaw rehabilitation of the train depot and the community building, we will create a Brownfields Task Force. The task force will include a diverse cross-section of the target community, including residents, business leaders, civic leaders, and property owners, who are impacted by the brownfield sites and who are committed to the revitalization of the town. Given the size of our small town (total area of 1.39 square miles), these Task Force members will be representative of the target area (the entire small town). The Task Force will have seven primary functions: 1) communicate project updates and success stories to the community; 2) solicit feedback from the community and identify community needs; 3) provide guidance on the direction of the project and input on project decisions; 4) assist in site identification and selection and prioritize sites for assessments; 5) provide input on cleanup decisions; 6) participate in visioning and redevelopment planning for sites; and 7) promote the benefits of the project to brownfield property owners and developers. Beyond the task force, we will engage the community through public meetings, meetings with community groups, and social media. Our goal is to involve the community as active participants and decision makers as opposed to simply informing residents once decisions have been made. As the support letters demonstrate, the Town Manager and Mayor have already reached out to many target community members and potential task force members in preparation of this grant application. Several provided input on potential sites; some discussed potential redevelopment options; and others discussed their concerns and identified needs in the community. This helpful participation has enabled us to develop a vision that will guide the project, and we will continue to foster such participation throughout the project.

ii. Communicating Progress: The Task Force will be one effective tool for communicating progress of the project throughout the community; however, we will also use a wide array outreach methods during the project. At least twice a year at the public Board of Commissioners meetings, we will present project updates, solicit feedback, and invite participation. We will publish notices in the local paper to announce public meetings. We will also meet with and engage our community organizations, such as the Senior Citizens Group, to help identify additional sites, priorities, and redevelopment options. At the beginning of the project and annually thereafter, we will send residents a postcard with their water bills with information on the project and how to get involved. In support of these efforts, we will prepare an informative brochure to be distributed at meetings, at Town Hall, and through local business. We will also

post project updates on the Town's website, Facebook page, and Twitter feed. We will also reach out to local reporters to ensure the information, public meetings, and project successes are covered in the local media.

Through successful experiences such as with the depot project, we have found the combination of these various methods an effective way to engage our tightly-knit community. Therefore, we are confident the outreach methods proposed are the most appropriate way to reach the Spring Hope community. In addition, we will work to ensure that residents with language or other physical barriers are also included. For example, all meeting facilities will be ADA accessible to allow residents of all abilities to participate.

b. Partnerships with Government Agencies

i. State Environmental Authority: The Town of Spring Hope will work closely with the NCDEQ Brownfields Program for review of technical documents, oversight of assessments and cleanup plans, and assistance with state voluntary Brownfields Agreements for properties under this project. The Brownfields Agreements will assist non-responsible parties with liability protection, as well as provide an avenue for the NCDEQ staff to stay involved and provide oversight of project activities.

ii. Other Relevant Governmental Partnerships: The following entities will be key partners in Spring Hope's brownfields program:

- EPA Region 4 – As the funding agency, the EPA and the regional Project Officer will have significant involvement in the project. We will work with the EPA to ensure all work is completed in accordance with the terms and conditions and all objectives are met in a timely manner.
- Nash County Health Department - The department is committed to promoting health and protecting the environment in Spring Hope. The health department will serve as a resource for community members, who may have questions or concerns about exposure to any contaminants found during site assessments, cleanup, and/or redevelopment.
- US Department of Agriculture – USDA has already demonstrated its commitment to the revitalization of Spring Hope through grants to improve our waste water treatment plant to ensure the needed infrastructure is in place to support redevelopment. We will partner with the USDA to identify opportunities to leverage USDA programs to redevelop brownfield sites.
- US Housing and Urban Development – HUD has also already demonstrated its commitment to the revitalization of Spring Hope through CDBG grants for a major rehabilitation project along Franklin Street that included water, sewer, and home improvements. We will leverage future HUD funding to assist in the revitalization and the redevelopment of brownfield sites.
- North Carolina Department of Commerce (NC DoC) – The NC DOC Office of Rural Economic Development, and the related non-profit the Rural Center, is committed to the development, promotion, and implementation of sound economic strategies to improve the quality of life of rural North Carolinians. We will again leverage NC DoC programs to assist in revitalization and economic development efforts.
- Carolinas Gateway Partnership – The partnership is a public-private industrial recruitment agency dedicated to the economic development of the region. The partnership will assist the Town with the recruitment of industries to redevelop the larger brownfield sites.
- Turning Point Workforce Investment Board – Turning Point provides oversight of the NCWorks Career Centers for the region, which provide career and labor market counseling to job seekers and assist in job placement. Turning Point assists employers with fulfilling their workforce staffing and training needs. Turning Point will assist with connecting job

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seekers and employers in the actual brownfields assessment, cleanup, and redevelopment work as well as with employers locating on brownfield sites.

c. Partnerships with Community Organizations

i. Community Organization Description & Role: Provided below is a list of Community-based Organizations that support and are involved in the project.

Community Group	Description	Support for the Brownfield Project
Senior Citizens Group	Conducts monthly meetings with lunch speakers to provide information, assistance, and other support to local seniors	Serve on the brownfields task force, provide information, and invite project members to be guest speakers
Faith Christian Ministries of Spring Hope	Provides food and financial assistance to the neediest in the community	Help identify brownfield sites, serve on the brownfields task force, coordinate with member churches to engage community
Bethel African Methodist Episcopal Church	Church organization serving mostly a minority, low-income community	Participate in the project, distribute information, and host community meetings
Spring Hope Historical Association	Historical association that supports a local museum with exhibits that cover Spring Hope	Distribute information, publicize project, provide information, and support project team
Spring Hope Area Chamber of Commerce	A voluntary non-profit organization made up of over 50 businesses and individuals who promote the civic and economic progress of the community	Support through contacts with business, promotion of rehabilitated spaces, volunteer services of members, and provide grant funding for business signs
Small Business Center at Nash Community College	The Small Business Center supports entrepreneurship, small business training, and economic development in local communities	Assist in promoting the growth of jobs and economic development in the area, connect project with businesses and entrepreneurs

ii. Letters of Commitment: Letters of commitment from the aforementioned community organizations are included with this proposal as an attachment.

d. Partnerships with Workforce Development Programs: Spring Hope is committed to ensuring that local residents have access to jobs associated with implementation of this brownfield grant. Our consultant has committed to making efforts to subcontract to local firms and source from local suppliers, where feasible and cost effective. In addition, we will connect brownfield assessment, remediation, and redevelopment contractors with the Turning Point Workforce Investment Board to assist with any hiring needs.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits: As detailed in the Community Need section, we have several sites with great potential for redevelopment but which also have environmental issues impeding their redevelopment and potentially impacting our community. Through this project, our community will realize several welfare, environmental, and public health benefits.

Public Health – The extent of potential hazardous substances and petroleum contamination on the brownfields sites is currently unknown. Conducting Phase I and Phase II ESAs will allow us to determine the extent and nature of contamination at these sites and take appropriate actions to mitigate any risks to public health. The eventual mitigation and redevelopment of these properties will reduce the targeted community's and especially our sensitive elderly population's exposure risk to the suspected carcinogens (e.g., constituents of petroleum, herbicides, & pesticides; PAHs; and, heavy metals) and to particulates and asbestos that may cause or exacerbate asthma and respiratory conditions. In addition, new employment opportunities will help break the cycle of poverty in the area. With jobs, more community members will gain employer-sponsored health insurance and realize fewer barriers to access of healthcare.

Welfare – Assessing the properties that are community eyesores will open them for redevelopment while encouraging neighboring properties to invest in their own homes and bring

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deferred maintenance up to speed. As the properties are cleaned up, the havens for vandalism, drug use, and other illicit activities will be reduced. The community will be safer, and the reduction in blight will then help alleviate the mental health effects these properties have on nearby residents. As the deteriorating buildings are rehabilitated and restored, we anticipate arrival of a thriving commercial and retail district that will draw new residents seeking a small-town atmosphere. This new commercial development will also offer employment opportunities that are even within walking distance for residents, further increasing the health and welfare of the community through a more active lifestyle. As properties become ready for redevelopment, we will also emphasize attracting healthy dining establishments to improve food options. Eliminating the unhealthy food desert will reduce obesity in both children and adults and, in turn, lessen negative the health effects associated with obesity.

Environmental – The project will answer many questions regarding the potential presence and effects of soil and groundwater contamination caused by historical commercial and industrial activities within Town. Neglected and forgotten brownfield sites may have resulted in off-site migration of contaminants and created potential exposure risks for surrounding residential homes and businesses. The flooding from Hurricane Matthew may have exacerbated the issue by carrying contaminated soils in stormwater runoff. Assessment of these brownfields sites and their eventual cleanup and redevelopment will help mitigate environmental contamination and reduce existing sources of soil, air, and water pollution. In addition, the infill development and creation of businesses within our Town will reduce the need for residents to drive several miles to neighboring communities for shopping and services. With a vibrant economically healthy downtown business district, local community members can choose to walk (or at least drive fewer miles) to patronize shops and restaurants, thereby reducing NOx emissions and petroleum consumption.

b. Economic and Community Benefits: As evidenced by the discouraging statistics in Section 1.a of this proposal, the our Town is in significant economic need. Unemployment and poverty rates are extremely high, and incomes are low. However, the redevelopment of brownfield properties can help restore an economic vitality to our downtown and our community. Under this project, completing the environmental assessment of these brownfield properties will help to eliminate the environmental uncertainty, thereby increasing the marketability of these properties to prospective purchasers and developers. For example, by quantifying the environmental issues and developing a cleanup plan, if needed, for the JHRG Sewing Factory, we may be able to facilitate its transformation into a craft distillery, directly creating 10-15 jobs and a potential \$1-2 million investment. Plus, the development would be a huge boost for our downtown revitalization efforts and could spur additional infill of other brownfield properties.

Assessments of the F.D. Bissett & Sons parcels will allow us to determine their suitability for redevelopment into affordable, multi-family housing. Two of the parcels could easily be transformed from rusting warehouses to apartment homes. The development would more seamlessly blend the transition from the downtown commercial district to the neighboring single-family homes. If the site was redeveloped into duplexes like the nearby Ridgeway Apartments, the assessed value of the parcel could increase from the present \$15,600 to over the \$1,100,000 assessed on Ridgeway (Nash County Tax Office). In addition, this and other brownfield redevelopments will have a positive effect on the property values of the adjacent and nearby homes. According to the EPA's data, property values generally increase between 5 and 15 percent after brownfields are addressed.³ Increasing residential property values again translates into a much needed increase in property tax revenue. Recent research from North

³ EPA Brownfields Program Accomplishments and Benefits: <https://www.epa.gov/brownfields/brownfields-program-accomplishments-and-benefits>; accessed December 2016.

Carolina found that for every unit of housing added to a downtown, between \$7,000-\$9,000 of investments downtown are generated in spending by just that one resident.⁴

We will also work to encourage the redevelopment of our larger brownfield sites for commercial and industrial businesses to attract larger employers that create a high-paying jobs. The former Masonite property offers over 200 acres with easy highway access, rail access, and other infrastructure and utilities in place. The former buildings have been demolished and the site cleared to the slab. If the environmental issues can be addressed, we and our project partners can certify it as development-ready site to greatly increase its marketability. While smaller, the American Rockwall site also has great potential as a manufacturing, warehousing, or industrial use, or it or a portion of it could be used to expand the neighboring solar farm.

As these sites are assessed, cleaned up, and redeveloped consistent with our community's vision, new and existing businesses will create more jobs and, therefore, economic conditions will improve. For every \$1 of the EPA Brownfields funding expended, grant recipients have seen over \$18 of additional investment.⁵ Therefore, we anticipate leveraging over \$4 million in additional investment directly related to this project. However, the most significant economic impact will be realized by the creation of an attractive, vibrant town that will once again draw people and businesses to the area.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings: The Town of Spring Hope has not received adverse audit findings.

b. Programmatic Capability: Spring Hope has the requisite capacity to administer the EPA grant funds based on previous experience in federal and state grant management. Mr. Jae Kim, Town Manager, will serve as the Project Manager and oversee all project activities. Mr. Kim has served as Town Manager since March of 2016, and he has six prior years of experience working in local government in a variety of positions. He is an experienced grant manager, including grants from NC CDBG Small Business & Entrepreneurial Assistance (SBEA) programs, NC Rural Center Economic Development grants, and to the One NC Fund program. He has successfully overseen consultants on several projects assisting with the management of large grants in local government. He will be supported by Michelle Collins, the Town Clerk and Finance Officer. Ms. Collins has served the Town of Spring Hope for 8.5 years in various positions. Since being named Town Clerk/Finance Officer in 2010, she has managed the finances for the CDBG grant that was awarded by the NC Department of Commerce, the NC STEP program, the PARTIF grant which was a 50/50 grant with NC Parks, and the grants from USDA for the wastewater treatment plant upgrades. The Town has hired an environmental consultant to support Mr. Kim and conduct the technical aspects of the project. The Town followed the procedures detailed in 2 CFR 200 and EPA's rule at 2 CFR 1500 to procure a consultant to provide support in the event of an award. In July 2016, the Town released a competitive, public Request for Qualifications, reviewed submittals from four (4) firms, and selected the team deemed most qualified by the review committee. As demonstrated, we have the systems in place to procure additional support or resources, if needed to successfully complete the project.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes: The project team and Brownfields Task Force will meet quarterly to track the project's progress in fulfilling the scope of work, goals, and objectives. Each Quarterly Report submitted to EPA will include an update of project expenditures and will track activities and expenses against the project's schedule. Corrective action and work plan modification requests will be identified, as appropriate. Specific

⁴ Downtown Idea Exchange, January 2015.

⁵ EPA Brownfields Program Accomplishments and Benefits: <https://www.epa.gov/brownfields/brownfields-program-accomplishments-and-benefits>; accessed December 2016.

Community-wide Hazardous and Petroleum Funding

performance metrics detailed in the Work Plan will be used to summarize project accomplishments. The project team will also invite the EPA Project Officer and the NCDEQ Project Manager to participate in the quarterly meetings via conference call to review progress and address any issues. Additionally, site-specific information will be routinely entered and tracked in the online Assessment Cleanup and Redevelopment Exchange System (ACRES) database. At a minimum, the outputs to be tracked include the number of task force meetings, public meetings, meetings with community groups, environmental assessments, ABCAs, and cleanup redevelopment plans; and, the outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

d. Past Performance and Accomplishments:

i. Currently or Has Ever Received An EPA Brownfields Grant: The Town of Spring Hope has not been the recipient of an EPA Brownfields Grant.

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements:

1. Purpose and Accomplishments: The Town of Spring Hope has a strong history of successful grant management as follows:

Assistance Program	Awarding Agency	Amount Awarded	Date Awarded	Grant Accomplishments
Governor's Crime	NCPS Tech Grant	14,996.01	Dec-15	Much needed equipment purchased, computers, body cameras, & battery kits.
NC STEP	Rural Center/NC Commerce	125,000.00	Apr-12	Library Rehab, Façade Program, Community Building Rehab.
PARTIF	NC State Parks	110,000.00 50-50 grant	Dec-17	Renovated park with new basketball and tennis courts, new walking trail, & playground equipment.
Sewer Rehab/Clean Water Partners	USDA Grant	193,500.00	Apr-09	Upgrading Waste Water Treatment Plant, old plant was outdated and exceeded permit limits. Plant is now in compliance.
	USDA Grant	185,400.00	Apr-12	
	Rural Center Grant	485,000.00	Dec-08	
	First Citizens/USDA Loan	558,000.00	Nov-10	
CDBG	NC Commerce	700,000.00	2010	Rehab Project on Franklin St, water, sewer, homes. Project was completed.

2. Compliance with Grant Requirements: The Town of Spring Hope has an exemplary track record for successful implementation and completion of grant projects, and is knowledgeable regarding the requirements of state and federal grants. For the projects listed above, the Town complied with work plans, schedules, and all terms and conditions; expected outcomes were achieved; and the grants were successfully implemented in a timely manner. The Town is audited annually, and there have been no adverse findings by independent auditors or federal grantors with regards to performance, reporting or accounting practices. While a small rural community, Spring Hope is a practiced, responsible steward of the federal and state grant funds it has received.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☒ Preapplication
☐ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

11/14/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

Town of Spring Hope

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

56-6001341

*** c. Organizational DUNS:**

0581431110000

d. Address:

*** Street1:**

118 West Railroad Street

Street2:

*** City:**

Spring Hope

County/Parish:

*** State:**

NC: North Carolina

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

278820000

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Jae

Middle Name:

*** Last Name:**

Kim

Suffix:

Title:

Town Manager

Organizational Affiliation:

*** Telephone Number:**

(252) 478-5186

Fax Number:

(252) 478-7131

*** Email:**

jhkim@springhope.net

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Community-wide Brownfields Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

NC-02

* b. Program/Project

NC-02

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2018

* b. End Date:

09/30/2021

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Jae
Middle Name:
* Last Name: Kim
Suffix:

* Title: Town Manager

* Telephone Number: (252) 478-5186

Fax Number: (252) 478-7131

* Email: jhkim@springhope.net

* Signature of Authorized Representative:

Jae Kim

* Date Signed:

11/14/2017

Mayor
Mac Hodges

City Manager
Bobby Roberson



Washington City Council
Larry Beeman
Richard Brooks
Virginia Finnerty
Doug Mercer
William Pitt

November 9, 2017

R04-18-A-066

Ms. Barbara Alfano
Environmental Protection Agency Region 4
Atlanta Federal Center
61 Forsyth Street, S.W.
10th Floor
Atlanta, Georgia 30303-8960

RE: City of Washington, North Carolina
EPA Brownfields Community-Wide Assessment Grant Proposal

Dear Ms. Alfano:

The Old Fort residential area of Washington is over 95% minority with a 42.3% unemployment rate and 48.1% poverty rate! These residents are exposed to our highest concentration of brownfields sites as dozens of facilities have been abandoned and over 3,800 jobs lost during our economy's shift away from manufacturing. To make matters worse, the high concentration of brownfields are located along the gateway into our city (5th Street) which runs parallel and a few blocks from the Pamlico River, our greatest community asset. As we shift our focus to bring more tourism to Washington, we desperately need to relieve our city of the blight imposed by these brownfields, cleanup the remnant contamination from these sites, and improve the quality of life for our residents. Our *2023 Comprehensive Plan* is in place to guide us and we already have access to three of our key sites (Louise Hotel, Belk Building and Dr. Pepper Plant). With assessment money to document conditions at the Louise Hotel and Belk Buildings, we anticipate applying for cleanup funding before the end of our three year grant period! **WE ARE READY TO MOVE!**

We are excited to submit this Community-Wide Assessment Application for \$300,000 to address the brownfields in the City of Washington. We are in dire need of redevelopment and economic momentum in our 5th Street area. Assessing the environmental conditions at these properties using this funding is the first step in that process. We also believe that the EPA Brownfield Grant will be the first step in a project that will also create jobs, increase our tax base, increase our property values, and help with our poverty and unemployment in the surrounding residential areas.

We appreciate this opportunity and look forward to a positive response. Thank you for your consideration and please feel free to contact me or Glen Moore (Project Director), if you need any additional information.

Sincerely,

Bobby E. Roberson
City Manager

- a. **Applicant Identification:** City of Washington, North Carolina
102 East Second Street
Washington, North Carolina 27889-4921
- b. **Funding Requested:**
i): **Grant Type:** Assessment
ii): **Assessment Grant Type:** Community-wide
iii): **Federal Funds Requested:** \$300,000
iv): **Contamination:** \$200,000 for Hazardous Substances and \$100,000 for Petroleum
- c. **Location:** City of Washington, Beaufort County, North Carolina
- d. **Not Applicable**
- e. **Contacts:**
i) **Project Director:**
A. Glen Moore
City of Washington Planning Administrator
102 East Second Street
Washington, NC 27889-4921
(252) 975-9317
(252) 946-1965 fax
E-mail: agmoore@washingtonnc.gov
ii) **Head of Organization:**
Bobby Roberson
City Manager
102 East Second Street
Washington, NC 27889-4921
(252) 975-9300
(252) 946-1965 fax
E-mail: broberson@washingtonnc.gov
- f. **Population:**
i) City of Washington – 9,777 (U.S. Census Bureau, 2015 ACS)
ii) NA
iii) Washington is not located within a county experiencing “persistent poverty”
- g. **Regional Priorities Form/Other Factors Checklist:** Attached
- h. **Letter from the State or Tribal Environmental Authority:** Attached

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Washington, NC

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Assistance to communities that have limited in-house capacity to manage
brownfields projects

Page Number(s): 8

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	1, 2
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	9-10
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	10
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



Waste Management
ENVIRONMENTAL QUALITY

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

November 1, 2017

A. Glen Moore, Planning Administrator
City of Washington
102 East Second Street
Washington, NC 27889

Re: U.S. EPA Brownfields Assessment Grant – City of Washington

Dear Mr. Moore:

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the City of Washington's application for a U.S. EPA Brownfields Assessment Grant. We understand that your grant focuses on the redevelopment of 3rd and 5th Street corridors that run parallel and within a few blocks of the riverfront, and accounts for approximately a two-mile stretch of road that forms the entrance to the City. The grant funding the City of Washington now seeks would be instrumental in providing a much-needed catalyst to revitalize blighted properties within the City.

We hope the City of Washington is successfully awarded this grant, and we will continue to support you in your brownfields redevelopment efforts. The NC Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project(s). This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The NC Brownfields Program can also assist with outreach efforts to your local prospective developers regarding Brownfields redevelopment and the liability relief and tax incentives available. The liability relief and tax incentives offered by a Brownfields Agreement can often facilitate deals that would not have been possible without an Agreement.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson,
Brownfields Program Manager

cc: Cindy Nolan, U.S. EPA Region 4
Darin McClure, MidAtlantic

1. **Community Need**

a. **Targeted Area and Brownfields**

i. **Community and Target Area Description**

Washington (population 9,777) is located on the Pamlico River in the inland coastal region of NC at the intersection of US 17 and US 264, approximately 125 miles east of Raleigh. The city was laid out in 1775 by Colonel James Bonner and named in honor of General George Washington. The City was incorporated in 1782 and became the county seat of Beaufort County in 1785. Due to its strategic location at the junction of coastal and inland rivers, the city developed as a regional shipping center and was used as a federal supply outpost during the Revolutionary War. The construction that followed the second major fire in 1990 (the first burning was during the War Between the States) produced a concentration of Victorian era homes and commercial buildings in our downtown area now designated as the Washington Historic District, which is listed on the National Register of Historic Places and is one of the largest commercial and residential historic districts in North Carolina.

For much of the past century, manufacturing has been the base of our economy. However, local jobs in manufacturing has steadily decreased since 2000. In the last 10 years we have encountered six plant closings and over 3,800 job losses in this sector alone. Many of these facilities and support businesses were located in or close to our downtown. As jobs have left, we have actively been working to rejuvenate the community for a new generation, and revitalization efforts have been grounded in our *2023 Comprehensive Plan*. The primary goal of this plan is to turn our downtown and waterfront areas into a modern day center of commerce, leisure, arts and entertainment with retail businesses and services and a diversity of neighborhoods and housing. We believe we can reshape our economy by utilizing our most accessible natural resource (Pamlico River) to once again attract residents and tourists to this area.

What's stopping us? Our main obstacle to achieving our vision is our "Gateway into the City". US Highway 264 approaches Washington from the east and turns into 5th Street as you begin to enter downtown. Visitors are greeted by three vacant, blighted brownfields sites (Dr. Pepper Plant, Mason Lumber and Pamlico Chemical). 5th Street continues east parallel to the Pamlico River (listed on NC's 303(d) list of impaired waters) for almost two miles through downtown before exiting the city. This less than 2-mile stretch contains our most concentrated area of brownfields, located on or within a few blocks of 5th Street. Some of our most attractive waterfront properties, located on the east end of 3rd Street, are taken up by abandoned manufacturing/industrial properties. As you continue east toward the city's core, shuttered manufacturing businesses, vacant lots where businesses once stood, and at least a dozen former gas stations are prominent between 3rd and 5th Streets. The Old Fort neighborhood, which sits directly adjacent to and north of our target corridor, is our city's most impoverished neighborhood with poverty and unemployment rates over three times the national averages. Although we have been successful in part by developing a promenade along our waterfront along with municipal boat slips and the Festival Park (used for concerts), these efforts have taken place between 3rd Street and the river. As such, many of the goals contained in our *2023 Comprehensive Plan* remain unfinished due to the blight and disinvestment along our corridor. These include improving the aesthetic experience of our gateway, bringing a hotel into downtown, improving the supply of safe, affordable housing, and making Washington a travel/tourism destination of choice, to name a few. Our project will target Brownfield properties along the 3rd/5th Street Gateway corridor that make up the northern portion of our downtown.

ii. Demographic Information and Indicators of Need

The Old Fort neighborhood sits adjacent to the north side of 5th Street and makes up the lower portion of Census Tract 9304. Data from this tract (particularly from the Old Fort neighborhood (Block Group 4 of Census Tract 9304)) shows that this area consists of a high percentage of minorities and elderly living in poverty with a high unemployment rate. The poverty rate for the Old Fort area is over three times the national average! Household income is less than 1/5 of the state and national averages. The unemployment rate is four times the state and national averages.

Location	Block Group 4	Census Tract 9304	Washington	NC	US
Population	343	4,560	9,777	9,845,333	316,127,513
Unemployed (Various Sources)	42.3% ¹	10.9%	15.5%	9.4%	8.3%
Median Household Income (2015 \$)	\$9,276 ¹	\$29,533	\$31,712	\$46,868	\$53,889
Percent Minority	96.5%	46.4%	48.0%	30.5%	37.8%
Population 65 years and older	41.4%	28.0%	21.1%	14.2%	14.1%
Poverty Rate	48.1%	26.6%	24.3%	17.4%	15.5%
All data from the 2015 American Community Survey data profile available at American Fact Finder unless specified otherwise. ¹ 2013 Census data as unemployment rate and median household income were not available for 2014 or 2015					

Census data also indicates that over 48% of the households in the Old Fort area make less than \$10,000 per year. This area and our city in general are in need of more affordable housing. Data compiled by the city identified that more than 50% of rental and owner-occupied households spend more than 30% of their monthly income on housing costs and more than 250 substandard housing units as residents did not have funds to maintain their dwellings.

iii. Brownfields and Their Impacts

We have identified our six priority sites below for hazardous funding. Although not listed in detail below, we have identified at least a dozen abandoned gas stations as priority sites along our corridor. These priority sites are highly concentrated and located directly adjacent to our target corridor and adjacent to or within a few hundred feet of the Old Fort residential area.

Property Name & Past Land Use	Current Condition	Acreage	Planned Reuse*	Environmental Issues/Concerns/Comments
Louise Hotel – Former Hotel	Vacant – Building in Good Condition	0.32	Downtown Hotel	Prime location for downtown hotel with views of the river and promenade.
Belk Building – Former Department Store	Vacant – Building in Good Condition	0.26	Street retail and loft apartments	Located adjacent to the Louise Hotel.
Dr. Pepper Plant – Bottling Plant and Former MGP Site	Vacant – Buildings Demolished	3.38	New Municipal Building	Located on west end of corridor. City would accept as donation if env. concerns could be addressed
Sampson Shirt Factory – Former Shirt Manf.	Vacant-Building in good condition	16.82	Light Industrial or Warehousing	Located at the east end of corridor with access to a creek that feeds into river.
Mason Lumber Site – Former lumber mill.	Vacant – Buildings Demolished	43.75	Single or Multi-Family Residential	Fronts 5 th Street on west end of corridor with tributary to river bordering NE side of site
Pamlico Chemical – Former Farm Chemical Facility	Good but primarily vacant	6.00	Affordable Housing	Riverfront parcel on west end of target corridor

*Planned reuse based on community input and needs identified in our 2023 Comprehensive Plan.

The Louise Hotel and Belk Building are our catalyst sites and we anticipate applying for cleanup grants for them within two years of project funding. Asbestos and lead-based paint (LBP) have already been identified and the next steps to move these sites toward cleanup are quantifying the amount present, developing cleanup estimates, and providing developers with a strategy (redevelopment plan) to manage these sites. The environmental conditions at the Dr. Pepper Bottling Plant have been partially identified and cleaned up. This occurred when the responsible party for the former manufactured gas plant performed assessment and partial remediation of a portion of the site. The remaining polycyclic aromatic hydrocarbons (PAHs) at the site have been adequately assessed but the impacts associated with the bottling plant, estimated to be solvent related compounds (tetrachloroethylene (PCE), trichloroethylene (TCE) and their daughter compounds) from equipment maintenance and volatile organic compounds (VOCs) from petroleum usage (benzene, toluene, ethylbenzene and xylenes (BTEX)) need to be addressed. We anticipate solvent-related (PCE, TCE, etc.) and petroleum (BTEX, etc.) compounds to be prevalent at the Sampson Shirt Factory, Mason Lumber and Pamlico Chemical sites. Finally, we anticipate BTEX compounds to be prevalent at our many former gas stations.

These properties may have significant cumulative public health and safety impacts associated with soil/groundwater contamination, impacts to the Pamlico River, and exposure to nearby residents via vapor intrusion. There is unrestricted access to all sites except the Louise Hotel and Belk Building by children who live adjacent to them, walk past them, walk through them on the way to the river, and play on the sites themselves. Negative impacts include costs associated with illegal dumping, demolition and nuisance cleanups. Assessment of these properties will not only mitigate these concerns, but will mitigate environmental impacts to the Pamlico River as a result of historic operations. These idle properties continue to serve as sources of blight and cripple our effort to achieve our vision. Redevelopment opportunities are often dismissed due to the threat or perceived threat of contamination. For example, we've had several developers express interest in the Louise Hotel, but none have been willing to tackle the considerable asbestos issue at the site.

b. Welfare, Environmental and Public Health Impacts

i. Welfare Impacts

The Old Fort neighborhood that borders our brownfields corridor clearly bears our highest burden of blight and environmental contamination. Residents have had to face a disproportionate amount of vacant, blighted properties that are both environmental and emotional hazards. Without assessment and cleanup initiatives, our residents will continue to be exposed to lead paint, mold, asbestos, contaminated soil, sediment, dust and debris in addition to the emotional burden associated with living adjacent to crumbling/vacant eyesores. Compounding our overall vision is that one cannot get to our beautiful waterfront without driving through or across this corridor. According to Captain Ronnie Watson, this area has historically been one of the highest crime areas of Washington, so much so that a full time officer is housed in one of the buildings in the area. Washington has no public transit system and based on the most recent city manager's report, 19.9% of our households do not have access to a vehicle. This immobile sector of our population coupled with high unemployment and poverty rates has led to conditions that negatively impact our tax revenue and inhibits our ability to provide public amenities to these areas where they are needed. The USDA Economic Research Service has designated the area north of 5th Street a food desert. The residents, a large segment of which are elderly and rely on walking, have no nearby grocery stores, pharmacies, retail establishments, community gathering areas or other amenities typically associated with healthy living.

ii. Cumulative Environmental Issues

For years the Old Fort residential area was impacted by the air emissions, releases, dust, stormwater runoff, and noise from adjacent commercial/industrial operations. They are now impacted by the contaminants left behind. The Pamlico River, where residents recreate and fish, is listed as an impaired water due to low pH levels and high copper levels and shellfish harvesting is banned. The river is subject to non-point source pollution from upstream agricultural land (phosphorus, nitrogen and organics) and the City's Wastewater Treatment Plant discharges directly to the river at the west end of our corridor (upstream of downtown). We have other sources which have the potential to overburden our residents and sensitive populations with pollution. The City has 37 generators of RCRA hazardous waste (EPA Envirofacts website), 187 sites with known releases from USTs (over 25 of which are located on or adjacent to our targeted corridor), 38 sites with known releases from ASTs, 233 registered (active) USTs, nine facilities with permitted sources of air pollution, six sites on the Inactive Hazardous Sites Branch list and five sites on North Carolina's Pre-Regulatory Landfill list (www.deq.nc.gov; accessed November 2017). The number of known and potential release sites in Washington is troubling considering groundwater is the source of drinking water for Washington and its residents. We are also concerned with the amount of vacant and dilapidated housing and potential exposures to asbestos and lead-based paint. Based on the 2015 American Community Survey, of the 1,804 housing units within census tract 9304, 65% of those homes were constructed prior to 1980.

iii. Cumulative Public Health Impacts

The unknown environmental threats (as testing has not been conducted on most of them) our brownfields may be having on our targeted community and our residents in general is troubling. Our corridor of brownfields are directly adjacent to (and intermingled with) residences primarily to the north and downtown businesses, etc. to the south toward the river. The sensitive population in this area include impoverished minorities (over 95% minority compared to State (30.5%) and National (37.8%) averages) and the elderly. Data suggests that our sensitive population may be having increased incidents of negative health impacts from our brownfields and other cumulative sources. The *2014 Beaufort County Health Needs Assessment* identifies cancer as the leading cause of death in Beaufort County (194.5 events per 100,000 compared to 173.3 for NC). Of these cancer deaths, the most prevalent is lung cancer (59.2 events per 100,000 compared to 51.3 for NC). Asbestos is a known cause of lung cancer and the elevated levels may be in part a result of exposure to asbestos known to exist in the Louise Hotel and Belk building and likely present in similar downtown buildings and our other brownfields sites. We are also concerned that our elevated cancer levels may be a result of exposure to PCE, TCE, BTEX and other VOCs (many known carcinogens) through vapor intrusion or dust inhalation. Given the types of contaminants likely used at our brownfields, their clustered locations amid and adjacent to residents and businesses, and our shallow groundwater table, there is a great potential that releases to groundwater are exposing our residents through the air they breathe at home and/or at work. These concerns are further substantiated by the fact that we have an abnormally high rate of deaths from chronic lower respiratory disease (51.4 events per 100,000 compared to 46.1 events per 100,000 for NC) and heart disease (198.6 events per 100,000 compared to 170.0 per 100,000 for NC). Heart disease deaths are even higher in our minorities (238.5 events per 100,000 compared to 193.2 in NC). Our inability to provide recreational areas and greenspace to these residents may be a direct cause of the high incidence of heart disease in the area due to lack of mobility and exercise options.

Although there are not a high percentage of women of child bearing age in the Old Fort area, data suggests that our children and women of child bearing age may be adversely impacted from our brownfields. It has recently been determined that even short term exposures to TCE during the first trimester of pregnancy can negatively impact the developing fetus and cause birth defects. This is another reason why the potential impacts of vapor intrusion are a concern in and around our brownfields. The *2014 Beaufort County Health Needs Assessment* has already identified that the percentage of low birth weights in Beaufort County for minorities (41.3%) far surpasses that of NC (29.8%) and that infant mortality rate for African Americans (17.8 out of 1,000) is nearly twice the rate of whites (9.2 out of 1000).

c. Financial Need

i. Economic Conditions

Washington is a small, inland coastal community with limited resources. We are also a community in transition, from a manufacturing based economy to one that will only survive through tourism and taking advantage of our location along the Pamlico River. The plant closures and job losses in the last 10 years is staggering; Hamilton Beach (900 jobs); National Spinning (1,600 jobs); Weir Valve (600 jobs); Fountain Boat Works (360 jobs); Brooks Boat Works (75 jobs); and Hampton Industries (300 jobs). Our total does not include the hundreds of jobs lost by small businesses that supported these larger operations and their employees. These job losses and lack of redevelopment/reuse in our target area stymies growth of our tax base and has depressed our property values and income levels. Our extremely low income levels (\$31,712 for Washington versus \$46,868 for NC) means residents have less disposable income to spend in local businesses. **In fact, since 2007/2008, our sales tax revenue has only risen 2.7% and since 2014 we've seen an overall 2% decrease in our combined property, sales and occupancy taxes (almost \$200,000 annually).** In 2015, the NC General Assembly placed limits on municipalities' collection of business privilege license taxes, eliminating over \$112,000 in annual tax revenue. These are just a few examples that exemplify our struggle to keep up with our basic needs and inability to fund the environmental assessments targeted for this grant.¹ The de-funding of the NC Rural Economic Development Center and reduced funding from the Golden Leaf Foundation have further reduced our ability to secure other funding sources. The majority of available land and building space within our target area (the gateway into our downtown) has the stigma of being contaminated. Private investment has been almost non-existent. For example, one of our greatest needs that would facilitate tourism is a downtown hotel and associated retail space. The Louise Hotel and Belk Building, which currently generate essentially no property tax or sales revenue because of their conditions, are perfect candidates for these uses. However, the uncertainty of the costs to manage the asbestos and lead based paint in these buildings have turned potential developers away to other more financially secure options.

ii. Economic Effects of Brownfields

We've seen an immense negative impact on our economy due to our brownfields. As stated previously, we have lost approximately 3,800 jobs in the last 10 years. The resulting decline in local tax revenue has effectively reduced our ability to address blight associated with our brownfields, provide necessary upgrades to infrastructure, or add greenspace/walkability features needed by our community. The closure of the six facilities referenced above alone has had an

¹ Data in these two sections provided by Matt Rauschenbach, City of Washington CFO.

immense negative impact on our area. The tax value of these six sites has decreased by over \$45M, resulting in over \$250,000 lost annually in property tax revenue and over \$4.3M in annual utility revenue.¹ Again, the losses stated above do not include the negative economic impact of the numerous small businesses that supported these larger operations and their employees that are now gone. The unmeasured economic effects are how our brownfields are impeding revitalization efforts. The poverty and socio-economic distress in Washington is concentrated adjacent to our sites just north of our historic district and beautiful riverfront. These sites and their collateral damage have thwarted economic redevelopment and community revitalization in the very area that should be attracting tourists and residents to our most valuable assets. The success of our economic recovery lies in the success of our *2023 Comprehensive Plan*. Transforming our brownfields is a major component of this plan.

2. Project Description and Feasibility of Success

a. Project Description, Timing and implementation

i. Project Description and Alignment with Revitalization Plans

Our project will focus on the assessment of our priority sites located along our target corridor and quickly moving them to cleanup, as necessary. We anticipate applying for cleanup funds for the Louise Hotel, Belk Building, and possibly others before the end of our 3 year grant cycle! This will eliminate the exposures associated with these sites. Cleanup of these sites will ultimately improve the health and welfare of our residents and the resulting economic stimulus will bring much needed jobs to this area of the city. Eliminating exposure through responsible redevelopment will also help us proceed toward the goals and visions laid out in our *2023 Comprehensive Plan*. The pertinent ones that align with our brownfields project include: improving the aesthetic experience of our gateway; bringing a hotel into downtown Washington; providing high quality shopping and entertainment opportunities; developing a strong and diverse economy that provides quality jobs; improving the supply of safe, affordable housing in the area, and preserving the character of our existing neighborhoods. Redevelopment of the Louise Hotel as a boutique hotel and the Belk Building as a mix of retail and loft apartments will spur additional economic development downtown. It will also provide quality jobs to the residents living in our target area, within walking distance to downtown. The addition of residential (traditional and affordable) at the Mason Lumber and Pamlico Chemical sites will not only provide housing options, but also eliminate the blight associated with these properties. The Dr. Pepper Plant site is located at the west end of our target corridor. Redevelopment of this site with a new municipal building will not only remove blight, but also provide a warm welcome to residents and visitors as they enter our downtown and open up the current downtown municipal building to private development. Preliminary eligibility reviews have determined that at least six of our abandoned gasoline stations would be eligible for petroleum funding. We anticipate that as we assess and redevelop these sites, the abandoned gasoline stations along our corridor will be demolished or transformed into local commercial/retail shops to support the local economy. All of these developments will provide temporary and full time job opportunities to our residents and enhance the standard of living in the City. The redevelopment of our 5th Street corridor is a vital element of our transformation away from a manufacturing based community. The elements of our *2023 Comprehensive Plan* and our proposed brownfields project were conceived with great community input, which will continue with our Brownfields Steering Committee (BSC) and development of our Community Involvement Plan. We already have access to the Louise Hotel, Belk Building and Dr. Pepper Plant, the key sites for this project! We are ready to move!

The City has already taken major steps to revive the downtown waterfront area. We have completed over 2/3 of the downtown and waterfront improvements outlined in our plan using close to \$3.6M in grant funding. These include development of our promenade, addition of municipal boat slips, development of a park and pier, and the development of Festival Park (used for concerts). These improvements helped attract a developer to build a 40+ home waterfront residential development with a marina and deep water boat slips on a former planning mill site at the west end of our historic district. We accomplished these improvements by our proven ability to engage our community and obtain and leverage grant funding. These factors lead us to believe the probability of success for this project is very high.

Our project incorporates equitable and sustainable practices such as: infrastructure reuse and recycling of building materials are encouraged; redevelopment of our sites with residential/commercial components will reduce commuter miles, improve the walkability of our community, and bring additional food options to what is currently a food desert; addition of affordable residential components will provide our residents with more choices for housing, allow property values to rise, and lower the cost of transportation; as redevelopment occurs and we increase the tourism component of our economy, we anticipate additional businesses to open; new businesses will give our community access to new job opportunities; including our community in the decision making process from the start has ensured that the physical and cultural assets of our community will remain in place while enhancing the quality of our neighborhoods to promote livability and a strong sense of community; and incorporating mixed use concepts and land recycling will help us capitalize on federal funding opportunities for these initiatives. Our commitment to environmental justice is exhibited by the meaningful involvement of our targeted community in the development of our *2023 Comprehensive Plan*, our brownfields project, and their representation on our BSC.

ii. Redevelopment Strategy

We have a plan and the Louise Hotel and Belk Building are our catalyst sites! We have interest from developers but our stumbling block has been the unknowns and expense in dealing with the asbestos and lead-based paint in these structures. We plan to address these issues quickly and apply for cleanup grants. The City would like to acquire the Dr. Pepper plant for a new municipal building; however, there are concerns about its former use, potential liability with taking ownership, and providing a safe working environment for city employees. With grant funds, the City plans to enter the site into the NC Brownfields Program to obtain liability protection from its past uses, assess the conditions, and potentially apply for cleanup funds to ensure a safe redevelopment. As these projects are quickly addressed we fully anticipate the proposed redevelopment of our other priority sites to follow, including our numerous gasoline stations. Our *2023 Comprehensive Plan* already provides the guide for these current and future developments, including policies for building and infrastructure reuse, improving the walkability of our communities, greenspace development and development density. The City's zoning ordinances and subdivision regulations have been put into place to govern the goals of the plan, which calls for the re-use of buildings whenever possible to avoid demolition. The current structures on our priority brownfields sites are structurally sound and all sites have existing infrastructure and utilities in place. As such, reuse of existing structures will be required to the extent feasible along with recycling of demolition materials generated during these activities.

iii Timing and Implementation

Our Planning Administrator, Mr. A. Glen Moore, in conjunction with the City Council, City support staff, and BSC will provide the overall direction for the Brownfields Project. The City does not have the administrative capacity, infrastructure or expertise to effectively manage a brownfields grant and has already hired an experienced brownfield consultant in accordance with the City's standard procurement process and the procurement procedures contained in 2 CFR 200.317-326. With their help we have already taken steps to move our project forward. We've convened our BSC, identified our project area of focus and our initial list of priority sites. We will supplement this list with a comprehensive inventory and will carefully select properties based on exposure elimination and redevelopment potential. The City will continue to involve project stakeholders, various business and economic associations, City departments, boards and commissions, and the general public to identify potential Brownfields sites. The City will hold a public meeting within 60 days of Notice of Funding to inform them of our award and solicit input from these groups and complete the inventory within 90 days of Notice of Funding.

The BSC, whose meetings will be open to the public, will rank and prioritize selected sites for assessment and complete the initial ranking within 120 days of Notice of Funding (by January 31, 2019). The committee will utilize the following selection criteria to identify potential petroleum and hazardous waste sites: sites must be abandoned or underutilized and meet the Site Eligibility requirements for Brownfield grant projects under the *Guidelines for Brownfield Assessment Grants*; sites, if redeveloped, must have the potential to meet the overall goals outlined in the City's existing *2023 Comprehensive Plan*; sites must have a good proposed beneficial reuse and market interest; site redevelopment or reuse must have the potential to contribute to the overall redevelopment and revitalization of the community; sites must be potentially contaminated; and site owners must commit to the Brownfields redevelopment process and also for site access through an approved access agreement. Once the sites are selected, the BSC will finalize ranking criteria to prioritize the sites for potential Phase I and II ESAs. Our draft ranking criteria include factors such as environmental condition, exposure potential, "marketability" of property, existing infrastructure, lot size, highway and rail access, river access, existing buildings/structures and condition for reuse, and recreational, historical and cultural value. Sites from the project's target areas that have the highest likelihood to impact human health and the environment will be favored.

An access agreement will be required prior to conducting site assessments. We have access to our two catalyst sites (Louise Hotel and Belk Building) and the Dr. Pepper plant. We've also conducted preliminary discussions with the property owners of our other priority sites and anticipate having signed access agreements by spring 2018. For new sites we will continue to use our proven strategy of educating site owners on the benefits of assessing their sites, presenting them with our agreement, and helping them set a strategy for disposition or redevelopment.

b. Task Descriptions and Budget Table

i. Task Descriptions

Task 1 - Public Involvement: Public involvement is led by our Planning Administrator, Glen Moore. We've commissioned our BSC and a variety of communication mechanisms are planned that best fit our community, including community meetings, print media and a project website. Our outreach plan is described in more detail in Section 3 of this proposal.

Total Budget - \$20,000 (\$12,500 hazardous/\$7,500 petroleum)

Outputs - Community involvement plan, 6 Steering Committee meetings, at least three community meetings, and two to four brochures or flyers about the program.

Travel: Two City staff members will attend relevant conferences and training, including the National Brownfields conference, Regional Grantees Workshop, and any other relevant training such as workshops sponsored by NCDEQ. Budget - \$3,000 (\$1,500 from each funding source).

Supplies: We will purchase presentation materials, posters, etc. to distribute into the community that clearly present project information. Budget - \$1,000 (\$500 from each funding source).

Contractual: for our hired firm's assistance in public outreach activities (web-updates, creation and distribution of educational materials, etc.). The firm will also complete the community involvement plan, prepare for and present at public meetings, and meet with residents, property owners, and purchasers to discuss the benefits of the project. Budget - \$16,000 (\$10,500 hazardous, \$5,500 petroleum).

Task 2 – Site Inventory: We have already zeroed in on our target corridor and the main priorities in this area. We will conduct a comprehensive inventory of our corridor to make sure we have all sites inventoried so we can pick the ones that will help us achieve our goals fastest. This will be conducted by our consultant with assistance from city staff. This inventory of Brownfield properties will be compatible with our GIS database, provide information for future Brownfields redevelopment activities, and be a beneficial marketing tool for potential developers.

Total Budget - \$8,000 (\$4,000 hazardous/\$4,000 petroleum)

Outputs – The number of sites that are inventoried.

Task 3 – Site Characterization: Our contractor will complete Phase I ESAs on eligible sites in accordance with ASTM 1527-05/13 and the EPA's All Appropriate Inquiries (AAI) rule (40 CFR Part 312). Phase II ESAs will be completed in accordance with ASTM 1903-11. Before the initiation of a Phase II ESA, Quality Assurance Project Plans (QAPPs) will be submitted to both EPA and NCDEQ for review and approval. We anticipate completing eleven (11) Phase I ESAs (7 hazardous and 4 petroleum) at an average cost of \$4,000 each. We anticipate completing six (6) Phase II ESAs (4 hazardous and 2 petroleum) at an average cost of \$20,000 - \$50,000, depending on the size of the property and the degree of contamination being assessed. We will take every opportunity to maximize the use of our funds. That includes conducting multi-parcel Phase I ESAs when appropriate (since our target area is relatively small). We also feel the "clustering" of our target sites will also allow us to efficiently use Phase II ESA funds.

Total Budget - \$252,000 (\$171,000 hazardous/\$81,000 petroleum)

Outputs – The number of Phase I & II ESAs; number of sites in the NC Brownfields Program

Task 4 - Cleanup and Redevelopment Planning: Our contractor, Glen Moore, town staff and the BSC will conduct cleanup planning activities. An Analysis of Brownfields Cleanup Alternatives (ABCA) or other equivalent document will be prepared to include cleanup costs and the best way to proceed with redevelopment based on the extent of contamination. Our team will create redevelopment plans for the targeted properties, potentially using charrettes or visioning sessions at community meetings. Our contractor will assist the City and developers with negotiating brownfield agreements. We anticipate three ABCAs at an estimated cost of \$2,500 to \$4,000 depending on the size of property, type and extent of contamination, and methodologies researched as solutions. Our remaining budget will be used for redevelopment planning efforts.

Total Budget - \$20,000 (\$12,500 hazardous/\$7,500 petroleum)

Outputs – The number of ABCAs completed; number of redevelopment/concept plans; and number of remedial or mitigation measures implemented

ii. Budget Table

We are requesting \$300,000 and already know that most of our larger sites will require hazardous funding. The high number of abandoned gas stations in our target area will require the petroleum funding. **Note that over 70% of total grant funds allocated to Phase II ESAs!**

Budget Categories	Hazardous/Petroleum Budget				
	Public Involvement	Inventory	Site Characterization	Cleanup Planning	Total : Hazardous/Petroleum
Personnel					
Fringe Ben					
Travel	\$1,500 / \$1,500				\$1,500 / \$1,500
Equipment					
Supplies	\$500 / \$500				\$500 / \$500
Contractual	\$10,500 / \$5,500	\$4,000 / \$4,000	\$171,000 / \$81,000	\$12,500 / \$7,500	\$198,000 / \$98,000
Other					
Total	\$12,500 / \$7,500	\$4,000 / \$4,000	\$171,000 / \$81,000	\$12,500 / \$7,500	\$200,000 / \$100,000

c. **Ability to Leverage**

Below are sources that we will leverage for our project. All of these are (will be) used in our target area with the pending grant focused on addressing affordable housing in the Old Fort area.

Source	Purpose/Role	Amount	Status
City Staff	In-Kind Services	\$18,000 (est.)	Secured
CBDG Catalyst	Remove substandard housing, blight conditions and provide affordable housing in the Old Fort area	\$500,000	Pending
CBDG	Renovate a former downtown general merchandise building located along our target corridor	\$500,000	Secured
NC Coastal Management	Three grants for construction of two piers and bathhouses along waterfront	\$403,700	Secured
NC Rural Economic Dev.	Revitalization grant for Gateway streetscape and business façade improvements	\$94,340	Secured
USEPA	Targeted Brownfield Assessments	TDB	Pending
USEPA	Cleanup Grants	\$200,000	Pending

We have a proven ability to secure additional leveraged funding. To date, over \$3.6M in grant funding and an additional \$1.2M in public/private investments have been used to support our goals along our waterfront. The \$1,498,040 in grants listed above have already resulted in an additional \$1.46M in funding. We will also leverage (and encourage others to leverage) other funding sources such as the N.C. Dry Cleaning Solvent Fund, the N.C. Leaking UST Trust Fund, and tax credits (state historic mill, federal historic, new market, etc.). We will leverage grant funds by entering applicable sites into the NC Brownfields Program, which provides 5 years of tax breaks to private developers based on the value of the site improvements. In fact we feel we will be able to apply for cleanup funding for the Louise Hotel and Belk Building within 18 months of receiving funding! We will also continue to apply for CDBG concentrated needs grants to deal with housing/building rehabilitation, reuse, acquisition, clearance, relocation, water/sewer upgrades and make access from residential to commercial/recreational areas easier.

3. Community Engagement and Partnerships

a. Engaging the Community

i. Community Involvement Plan

We solicited broad community input when developing our *2023 Comprehensive Plan*, including input from the residents of our targeted area. Consistent with these previous efforts, we will implement an active community involvement program and develop a comprehensive community engagement plan upon award of the grant. The residents in our target area are not represented by formal community or neighborhood associations. As such we will use a multi-faceted approach to ensure our residents are knowledgeable and engaged. Our BSC is comprised of City staff, local leaders, and members of two churches and two organizations located in or adjacent to Old Fort. BSC members attend semi-annual meetings that are open to the public to ensure broad community input. BSC members also receive project updates that they in turn share with those who they represent, and give their respective community's opinions on assessments, redevelopment options, health and/or environmental concerns, and overall project progress. During the cleanup and redevelopment planning stages, the City will continue to work with the BSC to conduct workshops and/or visioning sessions to fully engage the community in the cleanup and redevelopment planning process. The City will prepare project brochures, flyers and fact sheets along with a project website if applicable. Public meetings will also be held to communicate progress and to provide information on ESA activities to nearby residents. We attempt to schedule BSC meetings and public meetings concurrently with other city meetings/events to increase attendance. A key element of our plan is the fact that BSC meetings, public meetings and community meetings can all be held in venues within walking distance of our downtown, targeted corridor, and our impacted residents!

ii. Communicating Progress

We will continue our concerted outreach efforts to raise awareness and educate citizens on Brownfields and on how to become involved. We will employ a variety of methods to communicate progress to the targeted communities, specifically developed based on past experience to ensure engagement from our impacted citizens. We will issue press releases and fact sheets to the local newspaper (Washington Daily News, which is located at 3rd and Market Streets in the heart of our target corridor), to local churches for inclusion in Sunday bulletins, and present at regularly scheduled meetings of local groups. Most importantly, we will go into the communities to share information and gather ideas/concerns, particularly with those citizens living in the shadows of our sites. Educational materials describing the benefits of participating in the Brownfields program (both as a property owner and prospective purchaser) will be created and distributed across the City at local places of business (banks, realtor offices, doctor offices, grocery stores) to spread the word that funds are available to assist with economic development. Although our Hispanic population is small, the project team will provide informational materials in Spanish and a translator for community meetings and discussions, as needed.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

North Carolina Department of Environmental Quality (NCDEQ) Brownfields Program will review QAPPs, oversee assessments and cleanup plans, and facilitate Brownfield Agreements for properties that are assessed and cleaned up under their program. They will also help in outreach efforts, educating potential developers of our sites on the benefits of using their program (liability protection and tax incentives).

ii. Other Relevant Governmental Partnerships

In addition to EPA, the following partnerships will be used.

Beaufort County Public Health Department will ensure public health issues are addressed during assessment, cleanup, and redevelopment of the sites, providing information to the public on the health risks of contaminants, and answering the public's health-related questions.

North Carolina Rural Economic Development Center (Rural Center) is the state's non-profit agency committed to development, promotion, and implementation of sound economic strategies to improve the quality of life of rural North Carolinians. We will continue to lean on them for advice, strategies and funding opportunities for our brownfields sites and target area in general.

c. **Partnerships with Community Organizations**

i. Community Organization Description & Role

Since there are no formal neighborhood organizations in our targeted area, we have engaged two downtown churches, two non-profits closely tied to our target residents, and our most active community organizations. Each stays closely involved with projects that impact our target areas and will be a great resource to the project in the planning, implementation and outreach stages.

The Saint Peter's Episcopal Church and First Baptist Church are located in or directly adjacent to our target area and will assist with public outreach efforts to their congregation and the community in general. They will also provide meeting space for public meetings, etc. Select members may also serve on the BSC.

Metropolitan Housing and CDC, Inc. is a non-profit located in the heart of our target area that helps provide affordable housing to members of our target area and other needy residents of Washington. They provide a member on our BSC and assist with outreach efforts.

Purpose of God Annex Outreach Center works to expand opportunities for young adults by promoting educational, pre-employment, vocational, community involvement, personal, spiritual, and cultural enrichment and development. This organization is located in our target area and assists with public outreach efforts, host public meetings and assist with job training and workforce development initiatives.

Washington-Beaufort Chamber of Commerce acts as an advocate for our economic, community and government issues. A member of the Chamber participates on the BSC.

Beaufort County Community College provides an excellent location for hosting public meetings and workshops, assists us with education and outreach, and provides a representative to serve on the BSC. We will also look for opportunities for students to participate in the project.

Beaufort County Economic Development Corporation (EDC) is a non-profit utilizing public and private funds to promote new and better jobs in the county. The Beaufort County EDC will work to recruit new and existing industry for the creation of new jobs, expanded tax base in the county, and a stronger local economy and provide a member for our BSC.

The Region Q Workforce Development Board provides career training and job placement services and will promote the hiring of local residents in brownfields and other related fields.

The Mid-East Commission provides technical assistance, planning, management and assistance with public-private partnerships to member communities. A member will serve on our BSC and assist as we develop solutions to each site's particular situation.

The Washington Tourism Development Authority provides a member to sit on our BSC and assist with the marketing and redevelopment of our brownfields sites.

The Beaufort County Committee of 100 is a local non-profit comprised of community and business leaders who are dedicated to improving Beaufort County. A member of this organization will assist with outreach efforts and serve on our BSC.

ii. Letters of Commitment

Letters from the above organizations pledging their support for the project are attached.

d. Partnerships with Workforce Development Programs

We are excited about hiring local residents and businesses in the assessment, cleanup, and redevelopment phases of the project. Local contractors were used during the assessment and partial cleanup of the former MGP plant (located on a portion of the Dr. Pepper Bottling Company site). We will encourage our consultant, subcontractors and developers to hire environmental technicians, etc. from local colleges or job training programs and local subcontractors when feasible and cost efficient. The Region Q Workforce Investment Consortium (Region Q) administers workforce development programs for those facing economic disadvantages, job losses and other barriers to employment. We will partner with Region Q, Beaufort Community College, Mid-East Commission, and the Purpose of God Annex Outreach Center to provide training, workforce development and other skills for local residents so they can participate in the City's Brownfields Project and the new job opportunities that will arise from our efforts. Finally, we will reach out to existing or former brownfield grantees in the area (Williamston, Greenville, Havelock) and explore developing our own EPA Brownfields Job Training program for Washington and surrounding areas. We will also contact the Durham Office of Workforce and Economic Development (a multiple winner of EPA job training grants) for their expertise and assistance in job training and job placement.

4. Project Benefits

a. Welfare, Environmental and Public Health Benefits

Health and Welfare Benefits: We expect the following health and welfare benefits:

- Improving the appearance of our gateway will remove blight, reduce our number of vacant buildings and help our goal of increasing tourism by providing a pleasing entrance to downtown and attracting more businesses, jobs and visitors;
- Redevelopment of the Louise hotel (hotel) and Belk Building (retail, residential) will help further our goal of increasing tourism in the city, provide jobs for our residents and help generate tax revenue;
- The temporary and permanent jobs created by the redevelopment of our brownfields and the ancillary businesses that coincide will help combat our high poverty rate, unemployment and low incomes (higher paying jobs);
- Residential and affordable housing developments on the Pamlico Chemical and Mason Lumber sites (and those that result from our pending CBDG grant application) will provide temporary construction jobs and affordable housing options for our residents;
- Redevelopment of the Sampson Shirt Factory with light industrial or warehousing uses will provide additional jobs for our residents;
- Higher incomes and more choices for affordable housing should provide residents with more impetus to upkeep their residences, reversing our trend of substandard/dilapidated housing;
- Removal of blight should reduce crime in our target area, improve our sense of community, increase the attractiveness of our community to others (population and business growth), increase property values, and increase tax revenue;
- Eliminating exposure (i.e. vapor intrusion, ingestion, direct contact) to impacted soil, dust, air, groundwater, surface water, fish, etc. primarily stemming from asbestos, petroleum, and solvents will ultimately improve community health and decrease deaths from cancer and chronic lower respiratory disease;

- More jobs and attractive housing along our corridor should bring additional food options to this area of the city that is currently designated as a food desert;
- Residential, commercial or tourism related redevelopments will result in development of traditional amenities (pharmacies, groceries, etc.), require creation of greenspace, and improve the walkability of our communities, providing opportunities for healthier living, physical activity and reduction of our high rates of heart disease, respiratory disease, low infant birth weight and infant mortality rate;
- Any redevelopment activity will result in an increase in tax revenue for the city.

Environmental Benefits: We anticipate the following environmental benefits from our project:

- Contaminant removal will result in cleaner soil, air (indoor and outdoor), groundwater, and surface water in the vicinity of our brownfields resulting in a more attractive, vibrant community, and prevent contaminant exposure to humans, animals, and natural resources;
- Improved water quality, habitat and aquatic life and reduction of potential exposures in the Pamlico River;
- Increased environmental awareness through our community outreach efforts;
- The reuse and redevelopment of our brownfields will reduce sprawl, utilize existing infrastructure and conserve currently undeveloped natural/green space; and
- The reuse of these community assets will reduce air pollution by giving residents the choice to walk or drive fewer miles to work, services, shopping and recreational venues.

b. Economic and Community Benefits

Based on our current tax rate and zoning ordinances, development of the Mason Lumber site with 20 homes at an average value of \$125,000 will result in an additional \$40,000+ of property tax revenue annually and development of at least two acres of greenspace. Renovation of the Louise Hotel for a 25 room capacity will provide an estimated \$740,000 in annual hotel revenue (based on 65% occupancy rate at \$125 per room) and another \$800,000 to \$1,000,000 annually to our local economy in spending (1.5 persons per room spending \$100/day). These are estimated economic benefits from redevelopment of only two of our target sites and don't take into account the ancillary economic developments that will occur as a result of these activities and as our tourism grows. Redevelopment of our target corridor will create additional residential, recreational, retail and commercial job opportunities, thereby decreasing unemployment and poverty, and increasing our tax base. Housing in our target corridor will improve, increasing property values. Based on the 2014 *Benefits of Investment in Brownfield Cleanup and Redevelopment* (Economic Impact Subcommittee of the Wisconsin Brownfields Study Group), we expect a \$5 - \$20 increase in property values for every brownfield redeveloped, a 5 - 15% increase in property values in the surrounding areas, \$7 - \$19 in leveraging for every \$1 invested in our brownfields, and one job created for every \$10,000-\$13,000 spent on brownfields remediation. Based on this data, assuming \$250,000 of grant money is directly invested in our target corridor, we could expect another \$1,750,000 to \$4,750,000 of investment in the area! Other outcomes for our project include the number of new engaged community members, acres of brownfields developed or made ready for reuse, acres of greenspace/recreational areas developed, the number of jobs created and the number of dollars leveraged. The vacant, idle and blighted properties along our target corridor are highly visible, creating a negative effect on residents. We expect this impact and our high crime rate to be reversed as we achieve our goals.

5. **Programmatic Capability and Past Performance**

a. **Audit Findings**

The City has not received any adverse audit findings from previous or current grant projects.

b. **Programmatic Capability**

Mr. Glen Moore, in conjunction with the City Council, City support staff, and Brownfields Steering Committee will provide the overall direction for the Brownfields Project. Mr. Moore has over 23 years' experience in city and county planning including the administration of grants. Mr. Moore will provide regular updates and progress reports to the City Manager and the City Council. Mr. John Rodman, the Director of Planning and Development, will serve as the project's assistant/backup project manager. Due to the technical nature of the project, the City has hired an experienced environmental consultant to assist them in implementing this project. If additional expertise or resources are needed, the City will procure those services in accordance with the City's and EPA guidelines. This includes a competitive procurement process with a review committee to evaluate responses based established criteria and awarding the contract to the firm that best meets those criteria. The project team assembled will have the capabilities to perform all of the required activities discussed above, immediately upon grant award.

c. **Measuring Environmental Results: Anticipated Outputs/Outcomes**

Progress will be tracked, measured and reported by Glen Moore using EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES). He will communicate frequently with the EPA Project Manager and quarterly reports will be submitted to EPA. The following is a list of anticipated outcomes and outputs for our project. Anticipated outputs for this project include: a completed CIP; # of Steering Committee Meetings; # of public meetings; # of attendees; # of outreach materials distributed; # of sites inventoried; # of Phase I and II ESAs; # of sites entered into the NCDEQ Brownfields Program; # of ABCAs completed; # of redevelopment/concept plans completed; and # of mitigation measures implemented. Anticipated outcomes include: # of new community members engaged through project activities; a comprehensive brownfields inventory; # of acres assessed; # of acres entered into the NCDEQ Brownfields Program; # acres redeveloped; # acres ready for reuse; # of jobs created and # of dollars leveraged.

d. **Past Performance and Accomplishments**

i. **Has Not Received an EPA Brownfields Grant but Other Assistance Agreements**

1. **Purpose and Accomplishments**

Examples of agreements successfully managed by members of the project team include:

City of Washington Example Grants				
Granting Agency	Amount	Purpose	Accomplishments	Status
Parks & Recreation Trust Fund	\$295,125	Waterfront Promenade	Festival park was developed including restrooms, event gazebos, greenspace, and playground for public use	Complete
NC Department of Commerce	\$94,340	Downtown Revitalization	Gateway streetscape improvements and business façade improvements	In progress
USEDA	\$720,000	Sewer Infrastructure Improvements	Installed generators at Cherry Run lift station and WWTP and rebuilt the Water & Bonner lift station	Complete
NC Department of Aviation	\$798,971	Airport Rebuilding	Airport terminal building completely rebuilt after destruction from a storm.	Complete

2. **Compliance with Grant Requirements**

We have maintained compliance with the work plan, schedule and terms and conditions for each grant project listed, achieved the anticipated results and are on track for the one in progress. We have an impeccable track record for timely and acceptable reporting to the awarding agencies.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

11/10/2017

4. Applicant Identifier:

City of Washington, NC

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

City of Washington

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

56-6001364

*** c. Organizational DUNS:**

0755650510000

d. Address:

*** Street1:**

102 East Second Street

Street2:

*** City:**

Washington

County/Parish:

NC

*** State:**

NC: North Carolina

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

27889-4921

e. Organizational Unit:

Department Name:

Planning Department

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Glen

Middle Name:

*** Last Name:**

Moore

Suffix:

Title: Planning Administrator

Organizational Affiliation:

*** Telephone Number:**

2529759317

Fax Number:

*** Email:** agmoore@washingtonnc.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Washington, NC EPA Community-Wide Brownfields Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment**Delete Attachment****View Attachment****17. Proposed Project:*** a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment**Delete Attachment****View Attachment**

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: